



# City of San Antonio

## Agenda Memorandum

**File Number:**21-2951

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**Agenda Item Number:** Z-4.

**Agenda Date:** 5/6/2021

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Zoning Case Z-2021-10700019

**SUMMARY:**

**Current Zoning:** "DR" Development Reserve District and "DR AHOD" Development Reserve Airport Hazard Overlay District

**Requested Zoning:** "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 6, 2021

**Case Manager:** Justin Malone, Planner

**Property Owner:** RC Heritage Oaks, LLC

**Applicant:** RC Heritage Oaks, LLC

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** 10891 Southton Road

**Legal Description:** 31.1280 acres out of CB 5161

**Total Acreage:** 31.1280

**Notices Mailed**

**Owners of Property within 200 feet:** 30

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Stinson Airport

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 201912121071, dated December 12, 2019 and was originally zoned “DR” Development Reserve district.

**Topography:** The property does not include any abnormal physical features such as slope, but there are portions within the flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “FR”, “MPCD”

**Current Land Uses:** Vacant Land, Single Family Residential

**Direction:** South

**Current Base Zoning:** “RM-6”

**Current Land Uses:** Single-Family Residential, Vacant Land

**Direction:** East

**Current Base Zoning:** “OCL”

**Current Land Uses:** Vacant Land

**Direction:** West

**Current Base Zoning:** “DR”

**Current Land Uses:** Vacant Land

**Overlay and Special District Information:**

None

**Transportation**

**Thoroughfare:** Southton Road

**Existing Character:** Secondary Arterial

**Proposed Changes:** None known

**Public Transit:** VIA bus routes are not within walking distance of the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required.

**Parking Information:** The minimum parking requirement for single-family dwellings is 1 space per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The present zoning district designation of “DR” Development Reserve is a temporary zoning classification for newly-annexed property. While use restrictions are imposed pursuant to the “DR” district, it is recognized that the annexed property may be compatible for a use permitted in any zoning district and it is the policy of the City to rezone the property to an appropriate zoning classification as soon as practicable.

**Proposed:** The proposed “R-4” Residential Single-Family zoning district includes single-family homes and

accessory-dwellings on a single lot and are ideally within walking distance of schools and neighborhood commercial uses. It also includes lower impact community-oriented uses such as churches, parks, or community centers.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not within a Regional Center or located within the Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (10-0) recommend Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The subject property is located within the Heritage South Sector Plan and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “R-4” base zoning district is consistent with the adopted land use.

**2. Adverse Impacts on Neighboring Lands:**

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed “R-4” Residential Single-Family is an appropriate zoning and is consistent with adjacent zoning districts and uses.

**3. Suitability as Presently Zoned:**

The current “DR” Development Reserve District is appropriate zoning for large lots and farming with or without development. The proposed “R-4” is appropriate in density for the area and will provide housing options. It is also consistent with the current land development pattern.

**4. Health, Safety and Welfare:**

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Heritage South Sector Plan:

- GOAL HOU-1: An array of housing choices throughout the area with an appropriate mix of densities and housing types
  - Strategies HOU-1.1: Encourage a mix of housing types, including multi-family homes, custom homes, garden homes, and single-family detached homes to provide “life cycle” housing options (ranging from college students, young adults, families, and retired/senior) within the area
  - Strategies HOU-1.3: Promote clustered housing including Conservation Subdivision Development and large lot development in rural areas
- GOAL HOU-2: Existing and new housing that apply sustainable design, operations, and maintenance practices to maintain affordability, quality, and choice.
  - Strategies HOU-2.3: Promote Heritage South as an area of choice for prospective home buyers

**6. Size of Tract:**

The subject property is 32.128 acres, which could reasonably accommodate a residential single-family housing development.

**7. Other Factors:**

The applicant is rezoning to develop a single-family residential subdivision. This is potentially 100 residential units based on the noted acreage.