



City of San Antonio

Agenda Memorandum

File Number:21-4950

Agenda Item Number: 19.

Agenda Date: 8/3/2021

In Control: Zoning Commission

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett A. White, AICP

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT:

Zoning Case Z2021-10700182

(Associated Plan Amendment PA2021-11600055)

SUMMARY:

Current Zoning: "OCL" Outside the City Limits

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 3, 2021

Case Manager: Brenda V. Martinez, Planning Coordinator

Property Owner: Leroy E. Kluth, Jr.

Applicant: City of San Antonio

Location: Generally located at 3720 Farm Road

Legal Description: 25.79 acres out of CB 5161

Total Acreage: 25.79

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The City of San Antonio (City) initiated Limited Purpose Annexation of the south side area in 2014, and then completed Full Purpose Annexation of the area in 2016. As part of both annexation processes, Texas Local Government Code (LGC) requires that the City offer Development Agreements to properties that had the applicable appraisal for ad valorem tax purposes as land for agricultural or wildlife management use or as timber land

("agricultural") as designated by the Bexar Appraisal District (BCAD). These agreements allowed the continued agricultural use and guaranteed the extraterritorial status for the properties so long as the property owner(s) continued the use as described in the terms of the agreement. The property owner submitted a petition to the City of San Antonio requesting voluntary annexation to develop the subject properties for a single-family residential subdivision. The property owner is seeking annexation to acquire trash service, police and fire service, and other City services that already benefit surrounding properties. The annexed properties will be located in City Council District 3.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: FR

Current Land Uses: Undeveloped Land and Bexar County Facilities

Direction: East

Current Base Zoning: OCL and FR

Current Land Uses: Residence, Undeveloped Land, and Ranchland

Direction: South

Current Base Zoning: FR

Current Land Uses: Undeveloped Land

Direction: West

Current Base Zoning: R-4 and RM-6

Current Land Uses: Undeveloped Land and Large Vehicle Parking

Overlay and Special District Information:

"AHOD"

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Southton Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None known

Thoroughfare: Farm Road

Existing Character: Local Road

Proposed Changes: None known

Public Transit: There are no nearby VIA bus stations within walking distance.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required.

Parking Information: Table 526-3 of the UDC establishes the minimum and maximum number of parking spaces required on a property, which will be determined by the existing and proposed uses and size of the structures. Minimum Requirement for a single-family dwelling: 1 parking space per dwelling unit. Maximum Requirement: 2 parking spaces per dwelling unit.

ISSUE:

None

ALTERNATIVES:

Denial of the requested zoning change would result in the subject properties being assigned “DR” Development Reserve District, which only permits “R-6” uses upon annexation.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject properties are not located within a Regional Center nor is it located within a half-mile of a Premium Transit Corridor. The subject properties are located within the proposed Far South Community Plan area, which is an SA Tomorrow Phase 5 plan area.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval pending the plan amendment. (Associated Plan Amendment PA2021-11600055)

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

1. Consistency:

The subject properties are located within the Heritage South Sector Plan and are currently designated as “Civic Center” and “Country Tier” in the land use component of the plan. The requested “R-4” base zoning district is not consistent with the adopted land use designations. There is an associated Plan Amendment request, which was heard by the Planning Commission on July 28, 2021. The proposed request is to allow a “Suburban Tier” land use classification. Staff and Planning Commission recommend Approval of the plan amendment request.

2. Adverse Impacts on Neighboring Lands:

The subject properties are located in an area that is transitioning from farm and ranchland to a more residential and commercially developed area. There is an existing residential subdivision located on Southton Road as well as large vehicle parking and a residential treatment center. The subject properties are also in close proximity to a Bexar County Facility. Based on the existing conditions and uses of the area, the proposed “R-4” Residential Single-Family zoning district will not have any adverse impact on the neighboring lands.

3. Suitability as Presently Zoned:

There is no assigned zoning to the properties due to it being located outside of the city’s limits. Should the property be annexed, but this zoning request be denied, the property would be zoned “DR” Development Reserve which is intended to provide a temporary zoning classification for newly-annexed property until the property is rezoned by the City. The “DR” zoning district carries the same use and development regulations as the “R-6” Residential Single-Family zoning district.

4. Health, Safety and Welfare:

The proposed “R-4” Residential Single-Family District will allow the subject property to be developed with similar uses as those within the vicinity, in particular along Southton Road. The proposed “R-4” Residential Single-Family District and use support the goals and strategies of the Heritage South Sector Plan.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The request is consistent with the Heritage South Sector Plan goals and reinforces Housing Goal-1, which is to have an array of housing choices throughout the area with an appropriate mix of densities and housing types. Furthermore, Housing Strategy 1.1 of the plan encourages 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

6. Size of Tract:

The 25.49-acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.