



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: September 7, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Zoning Case Z2021-10700174
(Associated Plan Amendment PA-2021-11600049)

SUMMARY:

Current Zoning: “FR” Farm and Ranch District

Requested Zoning: “R-4” Residential Single-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 7, 2021. This case was continued from the August 17, 2021 Zoning Commission hearing.

Case Manager: Logan Sparrow, Policy Administrator

Property Owner: JLC Family Holdings, LLC – Patricia Small, Manager

Applicant: JLC Family Holdings, LLC – Patricia Small, Manager

Representative: Caroline McDonald, Brown & Ortiz, PC.

Location: 13511 Old Corpus Christi Road

Legal Description: 182.281 acres out of CB 4007

Total Acreage: 182.281 acres

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: There are no Neighborhood Associations within 200 feet of the subject property.

Applicable Agencies: None.

Property Details

Property History: Upon annexation in 2014, the property was assigned “FR” Farm and Ranch zoning following the adoption of Ordinance 2014-01-09-0010.

Topography: The property includes substantial floodplain area. Drainage will need to be mitigated during the plat and building permit stages of any future development.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “FR”, “RE”

Current Land Uses: Agricultural, Single-Family

Direction: East

Current Base Zoning: “C-3NA”, “OCL”, “I-2”

Current Land Uses: Vacant

Direction: South

Current Base Zoning: “I-1”, “I-2”

Current Land Uses: Vacant

Direction: West

Current Base Zoning: “MF-18”, “OCL”

Current Land Uses: Multi Family, Vacant

Overlay District Information:

None.

Special District Information:

None.

Transportation

Thoroughfare: Southton Road

Existing Character: Local Street

Proposed Changes: None known.

Thoroughfare: Old Corpus Christi Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known.

Public Transit: There are no public transportation options available in the vicinity of this property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development exceeds the threshold requirements.

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

Proposed Changes: None known.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: To preserve rural character and culture by implementing larger minimum lot sizes and by prohibiting incompatible land uses and providing areas for agricultural operations and natural resource industries.

Proposed Zoning: Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center or a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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

1. **Consistency:** The subject property is located within the Heritage South Sector Plan and is currently designated as “Agribusiness/RIMSE Tier.” The requested “R-4” is not consistent with the future land use designation. The applicant has requested a plan amendment to “Suburban Tier.” Staff and Planning Commission recommend Approval.
2. **Adverse Impacts on Neighboring Lands:** Development to the west of the subject property, generally consisting of multi-family uses and retail, supports the planned single-family community. To the east and south, however, care should be taken to mitigate the potential effects to this single-family neighborhood from the adjacent “I-1” General Industrial and “I-2” Heavy Industrial land uses. Setbacks and required landscaped bufferyards may help to mitigate these effects. With adjacent areas largely vacant, staff finds this development is unlikely to negatively affect adjacent uses.
3. **Suitability as Presently Zoned:** The current “FR” Farm and Ranch District is appropriate for the property and surrounding area. The proposed “R-4” Residential Single-Family District is not consistent with the adopted future land use plan and allows for housing options through development of a residential subdivision.
4. **Health, Safety and Welfare:** Locating a single-family neighborhood adjacent to “I-1” General Industrial and “I-2” Heavy Industrial land uses can negatively affect the health, safety, and welfare of residents. Care should be taken to mitigate these affects using setbacks, planned location of open space, and landscaped bufferyards.
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 LU-1: Land uses are compatible with neighboring properties, that preserve natural and cultural resources, neighborhood character, and economic vitality. Strategy LU-3.1 Promote nodal development at appropriate locations where infrastructure (water and sewer) is adequate while preserving natural and historic resources.
6. **Size of Tract:** The subject property is 182.281 acres, which will accommodate the planned single-family development.
7. **Other Factors** None.