



City of San Antonio

Agenda Memorandum

Agenda Date: October 17, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2023-10700230

SUMMARY:
Current Zoning: "BP" Business Park District

Requested Zoning: "RP" Resource Protection District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 17, 2023

Case Manager: Adolfo Gonzalez, Zoning Planner

Property Owner: David Rivera Feregrino

Applicant: Maria Delfina Rivera Feregrino

Representative: Maria Delfina Rivera Feregrino

Location: 4590 South Flores Road

Legal Description: Lot P-49, CB 4010

Total Acreage: 10.02

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Planning Department, Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 2016-11-10-0881, dated November 9, 2016, and zoned “BP” Business Park District through Ordinance 2014-01-09-0012, dated January 9, 2014.

Code & Permitting Details:

There is no code enforcement or permit history for the subject property.

Topography: The property does not include any abnormal physical features such as slope or incursion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3

Current Land Uses: Residential Dwelling

Direction: East

Current Base Zoning: BP

Current Land Uses: Vacant Property

Direction: South

Current Base Zoning: I-1

Current Land Uses: Vacant Property

Direction: West

Current Base Zoning: BP

Current Land Uses: Vacant Property

Overlay District Information:

None.

Special District Information:

None.

Transportation

Thoroughfare: South Flores Road

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: East Loop 1604
Existing Character: Collector
Proposed Changes: None known.

Public Transit: There is no public transportation within walking distance of the subject property.

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for a single-family residential dwelling is 1 space per unit. The maximum parking requirement for a single-family residential dwelling is not applicable.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: "BP" Business Park may be located adjacent to any Freeway, Arterial, Principal Arterial or non-residential Collector Street and allows office or institutional campus style development.

Proposed Zoning: "RP" Resource Protection District protects and preserves valuable agricultural areas, implements agricultural and natural resource protection; requires a minimum of 10 acres. Agricultural operations and natural resource industries, single-family dwelling, farming and truck garden, public and private schools, transit transfer center and bus stops.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or within ½ a mile from a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

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, adopted September 16, 2010, and is currently designated as "Agribusiness/RIMSE Tier" in the future land use component of the plan. The requested "RP" base zoning district is consistent with the future land use designation.

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 use is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing "BP" Business Park District is an appropriate zoning for the property and surrounding area. The proposed "RP" Resource Protection District is also an appropriate zoning for the property and surrounding area. The area includes a mix of "BP" Business Park District, "C-3" General Commercial District, "I-1" General Commercial District, and "RE" Residential Estate District. Most of the neighboring area is vacant but developed properties along the street include a mechanic shop, church, office space and residential dwellings. The applicant is rezoning to "RP" Resource Protection to construction a single-family home. This district was selected so that the request would maintain consistent with the existing land use.
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 request does not appear to conflict with any public policy objective.

Relevant Goals and Policies of the Comprehensive Plan may include:

- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
- Housing Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
- Housing Policy 30: Ensure infill development is compatible with existing neighborhoods.

Relevant Goals and Strategies of the Heritage South Sector Plan may include:

- Goal LU-1 Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.
- Goal HOU-1 An array of housing choices throughout the area with an appropriate mix of densities and housing types.
- 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

6. **Size of Tract:** The 10.02 acre site is of sufficient size to accommodate the proposed single-family development.
7. **Other Factors:** The applicant intends on developing a single-family home.