



City of San Antonio

Agenda Memorandum

Agenda Date: April 5, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Zoning Case Z-2022-10700051

(Associated Plan Amendment PA-2022-11600016)

SUMMARY:

Current Zoning: “MF-18” Limited Density Multi-Family District

Requested Zoning: “MF-25” Low Density Multi-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 5, 2022

Case Manager: Despina Matzakos, Planner

Property Owner: Southton OZ, LLC

Applicant: Southton OZ, LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 14050 Southton Road

Legal Description: Lot 1, Block 3, NCB 16624

Total Acreage: 12.934 acres

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: NA
Applicable Agencies: TxDOT

Property Details

Property History: The subject property was annexed into the City of San Antonio on January 8, 2014, by Ordinance 2014-01-09-0001 and zoned “L” Light Industrial District. The property rezoned under Ordinance 2020-06-18-0436, dated June 18, 2020, from “L” Light Industrial District to "MF-18" Limited Density Multi-Family District.

Topography: A portion of subject property is located with the 100 Year Flood Plain and the property is located within the Upper SAR Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: L

Current Land Uses: Empty Land, Storage, Hotel

Direction: South

Current Base Zoning: DR

Current Land Uses: Restaurant, Empty Land

Direction: East

Current Base Zoning: FR, OCL

Current Land Uses: Empty Land

Direction: West

Current Base Zoning: L, OCL

Current Land Uses: Convenience Store & Gas Station, Restaurant, UZROW

Overlay District Information: None.

Special District Information: None.

Transportation

Thoroughfare: Southton Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None

Thoroughfare: Elmendorf Road

Existing Character: Local

Proposed Changes: None

Thoroughfare: Interstate 37

Existing Character: Interstate Highway

Proposed Changes: None

Public Transit: There are no VIA bus routes within proximity to the subject property.

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase. TxDOT will not allow access to Dunlop Road.

Parking Information: The minimum parking requirement is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “MF-18” Limited Density Multi-Family District allows multi-family development up to 18 units per acre.

Proposed Zoning: “MF-25” Low Density Multi-Family District allows multi-family development up to 25 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within proximity to a premium and express transit corridor and is not within proximity to a regional center.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, with 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” in the future land use component of the plan. The requested “MF-25” Low Density Multi-Family base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “General Urban Tier”. Staff and Planning Commission recommend Approval.
- 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. Surrounding properties are primarily “L” Light Industrial zoning districts or “OCL” Outside City Limits. The establishment of multi-Family uses is appropriate given the site’s location along the Interstate and site’s proximity to other high intensity uses. Furthermore, the zoning request will assist in diversifying housing options within the area and is consistent with the rezoning

decision in 2020, which would have allowed for the same number of units prior to ROW dedication.

3. **Suitability as Presently Zoned:** The existing “MF-18” Limited Density Multi-Family District is an appropriate zoning for the property and surrounding area. The proposed “MF-25” Low Density Multi-Family District is also an appropriate zoning for the property and surrounding area. The applicant is requesting slightly more density to compensate for right-of-way dedication and property located in the floodplain.
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 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 LU-2 Design guidelines for non-residential uses to encourage compatibility of adjacent properties

Goal LU-3 Urban, commercial, and rural development are concentrated in strategic areas supported by targeted public and private investments

Goal LU-4 Establishment of districts through which the unique qualities of the area are protected

Goal LU-5 A community that applies sustainable development patterns and principles

6. **Size of Tract:** The 12.934-acre site is of sufficient size to accommodate the proposed multi-Family uses and development.
7. **Other Factors:** The applicant intends to construct a multi-family development of approximately 240 units.