



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: {{item.number}}

Agenda Date: December 15, 2022

In Control: City Council A Session

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

Zoning Case Z-2022-10700250

SUMMARY:

Current Zoning: “OCL” Outside City Limits

Requested Zoning: “MF-33” Residential Multi-family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 4, 2022

Case Manager: Priscilla Rosales-Piña

Property Owner: Elephant Heart Development Corp. and Adrian Collins

Applicant: City of San Antonio

Location: Northwest of the intersection of Culebra Road and Old Stillwater Road

Legal Description: 3.795 acres out of CB 4450

Total Acreage: 3.795

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: Elephant Heart Development Corp. owns approximately 4.808 acres of land (Tract 1) and Adrian Collins owns approximately 1.5 acre of land (Tract 2), located along Culebra Road. The City of San Antonio (City) annexed territory located along Culebra Road into the City's limits by Ordinance No. 64026, dated December 28, 1986. This annexation split tracts of land located within the 1000 feet of Culebra Road right-of-way by incorporating portions of the tracts into the City's Limits and leaving the rest in the ETJ. The portions of the tracts of land, inside the City limits, are currently zoned "MF-33," Multi-Family District and "C-2 S," Commercial with a Specific Use Authorized for a car wash. The remaining areas of the two tracts in the ETJ total 3.795 acres (3.417 acres of Tract 1, and 0.378 acres of Tract 2). Currently the two tracts of land are undeveloped.

Elephant Heart Development Corp. and Adrian Collins (the Owners) desire to assemble and plat their two tracts of land together for a multi-family residential project. The Owners have petitioned the City for annexation and zoning of approximately 3.795 acres (Annexation Area) to bring the entire tracts of land into the City's limits. The proposed Annexation Area is generally located northwest of the intersection of Culebra Road and Old Stillwater Road in the City's ETJ, in west Bexar County. The Annexation Area meets the statutory requirements for full purpose annexation by the City since it is (1) within the City's ETJ; and (2) adjacent and contiguous to the City's limits. The Owners are seeking this annexation to uniformly zone and develop the entire tracts of land so their property will receive a consistent level of services, including fire and police services. The Annexation Area will be in City Council District 6.

Topography: The northern portion of subject properties is in a FEMA X flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: OCL (Outside City limits)

Current Land Uses: Undeveloped Land, single-family housing under construction

Direction: East

Current Base Zoning: MF-33

Current Land Uses: Undeveloped Land

Direction: South

Current Base Zoning: MF-33, C-2 S
Current Land Uses: Undeveloped Land,

Direction: West
Current Base Zoning: OCL (Outside City Limits)
Current Land Uses: Undeveloped Land

Overlay and Special District Information:
None

Transportation
Thoroughfare: Culebra Road
Existing Character: Primary Arterial Type A
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: Minimum requirement for a multi-family dwelling is one and half (1.5) parking spaces per unit and the maximum requirement is two (2) parking spaces per unit.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a SA Tomorrow Regional Center. In addition, it is located within a half-mile of the proposed Culebra Road Corridor Plan. After annexation, it will be located within the proposed West Northwest Community Plan area, which is a SA Tomorrow Phase 4 planning area.

ISSUE:

None; the zoning of newly annexed property is in accordance Section 35-307 of the City Code, which allow property owners to apply for zoning in conjunction with annexation proceedings.

ALTERNATIVES:

Current Zoning: Outside City Limits or “DR” Development Reserve District upon annexation, which is intended to provide a temporary zoning classification for newly annexed property until the properties are rezoned by the City. The “DR” zoning district carries the same use and development regulations as the “R-6” Residential Single-Family zoning district.

Proposed Zoning: MF-33” Residential Multi-family District allows a maximum density of 33 units per acre.

FISCAL IMPACT:

A \$3,000 processing fee for the voluntary annexation, set by Ordinance 101399, will be collected and deposited in the City's General Fund.

RECOMMENDATION:

Staff Analysis and Recommendation:

Staff recommends Approval. Zoning Commission recommends 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 West/Southwest Sector Plan and is currently designated as "General Urban Tier" in the future land use component of the Plan. The requested "MF-33" Multi-family base zoning district is consistent with the adopted future land use designation. Hence, no plan amendment is required.

2. Adverse Impacts on Neighboring Lands:

The subject property is in an area that is transitioning from undeveloped land and open space to a more residential and commercially developed area. There are proposed residential single-family uses located to the north of the subject property, proposed residential multi-family uses located to the west and east of the subject property, and proposed commercial use to the south of the subject property. Based on the existing conditions and uses of the area, the proposed "MF-33" Residential Multi-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 portion of the properties designated OCL (Outside City Limits) since they are located outside of the City's limits. The portions of the land, located inside the City's limits, are currently zoned "MF-33" Multi-Family District and "C-2 S" Commercial District with Specific Use for a Carwash, which are appropriate zoning districts for the subject properties and surrounding area. The proposed "MF-33" Residential Multi-Family is also an appropriate zoning for the proposed Annexation Area.

4. Health, Safety and Welfare:

The proposed "MF-33" Residential Multi-Family District will allow the entire subject properties to be uniformly zoned and developed. Through the annexation, the subject property will gain the advantages of being located within the City. It will receive a consistent level of services include police and fire services, which already benefit the portions of the parcels of land inside the City limits.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The request is consistent with the West Southwest Sector Plan's (Sector Plan) goals and strategies. The proposed "MF-33" Multi-Family District supports the future land use and housing goals in the Sector Plan. HOU-1 GOAL in the Sector Plan states: "Housing stock is diverse and densities are distributed in

accordance with the adopted West Southwest Sector Land Use Plan. Furthermore, the Sector Plan's Trans Strategy 1.4 states: Encourage high densities along transit corridors identified by VIA in order to make transit more cost effective and efficient. In addition, this annexation will bring the entire parcels into the City's Limits, which is consistent with the City's Annexation Policy by which San Antonio considers annexation necessary to ensure logical planning boundaries and service delivery areas.

6. Size of Tract:

The 3.795-acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.