



City of San Antonio

Agenda Memorandum

Agenda Date: June 6, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: District 4, ETJ

SUBJECT:

Zoning Case Z2023-10700089

SUMMARY:

Current Zoning: “OCL” Outside City Limits

Requested Zoning: “MHC MLOD-2 MLR-2 AHOD” Manufactured Housing Conventional District Lackland AFB Annex Military Lighting Overlay District 2 Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 6, 2023

Case Manager: Clinton Eliason, Planning Coordinator

Property Owner: Mark R. Verstuyft

Applicant: City of San Antonio

Representative: Killen, Griffin & Farrimond

Location: Southeast of the intersection of Somerset Road and Watson Road

Legal Description: 81.583 acres out of CB 4298

Total Acreage: 81.583 acres

Notices Mailed

Owners of Property within 200 feet: 23

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) required cities to offer Development Agreements to properties which 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). Prior to full purpose annexation, the owners of agricultural properties entered into Development Agreements with the City. These Agreements allowed their continued agricultural use, or other use as specified by the LGC, and guaranteed the extraterritorial status for the property if the property owner continued the use as described in the terms of the agreement.

Mark R. Verstuyft, the landowner (the Owner) of the property, totaling approximately 81.583 acres, requested annexation by the City. Currently, the property is vacant. The proposed development is a manufactured housing, single-family, residential subdivision. The Owner is seeking this annexation to develop the property within the City and gain the advantages of being within the City, such as, police and fire services, and other City services which already benefit surrounding properties. The Annexation Area meets the statutory requirements for full purpose annexation, by the City since it (1) is within the City's ETJ; and (2) is adjacent and contiguous to the City's corporate limits. The Annexation Area will be in City Council District 4.

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: R-4, C-2

Current Land Uses: Single-Family Residential, Commercial

Direction: East

Current Base Zoning: R-5, NP-8

Current Land Uses: Single-Family Residential, Undeveloped

Direction: South

Current Base Zoning: R-5

Current Land Uses: Undeveloped Land, Single-Family Residential

Direction: West

Current Base Zoning: OCL, C-2 CD, NP-8, MHC

Current Land Uses: Undeveloped Land, Commercial, Single-Family Residential

Overlay District Information:

The "MLOD-2" Lackland Military Lighting Overlay District does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation. The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

None.

Transportation

Thoroughfare: Watson Road

Existing Character: Enhanced Secondary Arterial (120'-142')

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 Manufactured Housing Conventional District is one (1) space per unit.

ISSUE:

None

ALTERNATIVES:

Current Zoning: Outside City Limits

Proposed Zoning: To provide suitable locations for HUD-code manufactured homes in manufactured housing conventional subdivisions (individual homes on individual lots). Overlay district that establishes regulations for outdoor lighting impacting military operations within five (5) miles of the perimeter of Camp Bullis/Camp Stanley, Randolph Air Force Base, Lackland Air Force Base and Martindale Army Air Field. Overlay district that imposes height restriction near civilian and military airports.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject properties are not located within a Regional Center, nor are they located within a half-mile of a Premium Transit Corridor. The subject properties will be located within the proposed Far Southwest Community Plan area, which is a SA Tomorrow Phase 5 planning area.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Voluntary Annexation.

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 currently designated as “Suburban Tier” in the land use component of the plan. The requested “MHC” Manufactured Housing Conventional District base zoning district is consistent with the adopted land use designation and therefore a plan amendment is not required.
2. **Adverse Impacts on Neighboring Lands:** Based on the existing conditions and uses of the area, the proposed “MHC” zoning district will not have any adverse impact on the neighboring lands.
3. **Suitability as Presently Zoned:** There is no assigned zoning to the property (designated OCL), due to its location being outside of the city’s limits. Should the property be annexed, but this zoning request be denied, the property would be remanded back to the Zoning Commission in order to be zoned “DR” Development Reserve, which is intended to provide a temporary zoning classification for newly annexed properties 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. The property is also in close proximity to a highway and major thoroughfares, as well as near other residentially zoned areas.
4. **Health, Safety and Welfare:** The proposed “MHC” Manufactured Housing Conventional Zoning District will allow the subject property to be further developed with similar use as those currently within the vicinity. The proposed “MHC” and the proposed 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 Goal: LU-1, which states land uses are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability. Further, Goal: LU-2 recommends design guidelines for non-residential uses to encourage compatibility of adjacent properties.
6. **Size of Tract:** The 81.583-acre site is of sufficient size to accommodate the proposed development.
7. **Other Factors:** None.