



City of San Antonio

Agenda Memorandum

Agenda Date: December 6, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2022-10700307

(Associated Plan Amendment PA-2022-11600104)

SUMMARY:

Current Zoning: "I-1" General Industrial District

Requested Zoning: "R-4" Residential Single-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 6, 2022

Case Manager: Adolfo Gonzalez, Planner

Property Owner: Weatherford Artificial Lift System Inc.

Applicant: Versa Terra Development

Representative: Brown & Ortiz, PC

Location: generally located at the 19000 block of IH-37

Legal Description: Lot 14, Block 1, CB 4136E

Total Acreage: 45.1920

Notices Mailed**Owners of Property within 200 feet:** 20**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Texas Department of Transportation**Property Details**

Property History: The property was annexed subject to Limited Purpose into the City of San Antonio by Ordinance 201401090001 dated January 19, 2014 and zoned “I-1” General Commercial District. The property was fully annexed into the City of San Antonio by Ordinance 201611100881, dated November 9, 2016 and zoned I-1 General Industrial District.

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:** I-2**Current Land Uses:** Drilling Contractor**Direction:** East**Current Base Zoning:** I-1 & C-3**Current Land Uses:** Hotel, Commercial property, and empty lot**Direction:** South**Current Base Zoning:** I-1 & C-3**Current Land Uses:** Commercial truck station and empty lot**Direction:** West**Current Base Zoning:** R-4, MF-33, & C-2**Current Land Uses:** Empty lot, Apartment Complex, and Elementary School**Overlay District Information:**

None.

Special District Information:

None.

Transportation**Thoroughfare:** IH-37**Existing Character:** Expressway**Proposed Changes:** None known.**Thoroughfare:** Liedecke **Existing****Character:** Local **Proposed****Changes:** None known.

Public Transit: There is no public transit 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 for Single-Family Detached Dwelling Units is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "I-1" The General Industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

Proposed Zoning: "R-4" Residential Single-family dwellings (detached) allow residential 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:

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, 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 "Specialized Center" and "Regional Center" in the future land use component of the plan. The requested "R-4" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "General Urban Tier". Staff recommends Approval. The Planning Commission recommendation is pending the December 14, 2022 hearing.
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 "I-1" General Industrial District is an appropriate zoning for the property and surrounding area. The proposed "R-4" Residential Single-Family District is also an appropriate zoning for the property and surrounding area and constitutes a downzoning. The surrounding area is zoned "I-1" General Industrial and "C-3" General Commercial with multiple empty lots. The majority of actual land use includes commercial property. Property to the west of the subject property is zoned "MF-33" Multi-Family with an existing apartment complex and "R-4" Residential Single-Family which is currently vacant. The proposed residential subdivision can provide housing adjacent to an existing elementary school. The request to "R-4" Residential Single-Family is also consistent with the goals and objectives of the Strategic Housing Implementation Plan for more housing to address growing housing needs for all socioeconomic levels.
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 objectives of the Heritage South Sector Plan.
 - Goal HOU-1: An array of housing choices throughout the area with an appropriate mix of densities and housing types
 - Strategy HOU 1.3: Promote clustered housing including Conservation Subdivision Development and large lot development in rural areas
6. **Size of Tract:** The 45.1920 acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The applicant intends to subdivide the property for residential development. Based on the raw acreage approximately 400 units can be developed on the lot.