



City of San Antonio

Legislation Details (With Text)

File #: 15-4903

Type: Zoning Case

In control: Zoning Commission

On agenda: 9/15/2015

Title: (Continued from 09/01/15) ZONING CASE # Z2015254 (Council District 3): A request for a change in zoning from "FR" Farm and Ranch District to "R-5" Residential Single-Family District on 283.27 acres of land out of CB 4006 located at 16700 Block of South US Highway 281. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment #15071)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015254 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2015254
(Associated Plan Amendment 15071)

SUMMARY:

Current Zoning: "FR" Farm and Ranch District

Requested Zoning: "R-5" Residential Single-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 15, 2015. This case is continued from the August 18, 2015 and September 1, 2015 hearings.

Case Manager: Oscar Aguilera, Planner

Property Owner: Rockin R Western Wear, LLC

Applicant: Jeanne Weeks

Representative: Brown and Ortiz P.C.

Location: Generally located in the 16700 Block of South U.S. Highway 281

Legal Description: Approximately 283.27 acres of land out of CB 4006

Total Acreage: 283.27

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: N/A

Planning Team: Heritage South Sector Planning Team -30

Applicable Agencies: None

Property Details

Property History: The subject property was annexed on January 5, 2003 (Ordinance #96559). On December 4, 2003 the property was zoned "FR" Farm and Ranch District (Ordinance # 98492).

Topography: The property does include a slope and a portion of the property is within a flood plain. The Medina River and a tributary of the Medina River flow within the West and Southern portion of the property.

Adjacent Base Zoning and Land Uses

Direction: North, East

Current Base Zoning: "FR and OCL"

Current Land Uses: Farm.

Direction: West, South

Current Base Zoning: "FR"

Current Land Uses: Farm.

Transportation

Thoroughfare: U.S South Highway 281

Existing Character: Super Arterial Type B 200'- 250'.

Proposed Changes: None known.

Public Transit: None.

Traffic Impact: A Traffic Impact Analysis (TIA) report is required. A traffic engineer familiar with the project must be present at zoning commission.

Parking Information:

DWELLING - 1 FAMILY (Detached) cluster parking allowed. Minimum Vehicle Spaces: 1 per unit. Maximum Vehicle Spaces: N/A

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

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 the approval criteria below.

1. Consistency:

The property is located within the Heritage South Sector Plan and is designated as “Country Tier”. The requested "R-5" base zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to “Suburban Tier”. Staff and the Planning Commission recommended approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The proposed "R-5" zoning district would be appropriate for the subject property. The proposed rezoning will provide support for the development of new housing and will not have any negative effects on the future development of adjacent properties, as “FR” allows for single-family development and agricultural uses.

4. Health, Safety and Welfare:

Staff has found no 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.

6. Size of Tract:

The subject property is 283.27 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.