



City of San Antonio

Legislation Details (With Text)

File #: 14-1618

Type: Zoning Case

In control: City Council A Session

On agenda: 8/21/2014

Title: ZONING CASE # Z2014199 S (District 4): An Ordinance amending the Zoning District Boundary from "RP" Resource Protection District and "RP AHOD" Resource Protection Airport Hazard Overlay District to "RP S" Resource Protection District with a Specific Use Authorization for a Private Recreation Facility and "RP S AHOD" Resource Protection Airport Hazard Overlay District with a Specific Use Authorization for a Private Recreation Facility on Lot 1, Block 3, NCB 16458 save and except the southwest irregular 934.2 feet located outside the City Limits of San Antonio located at 3445 Fest Road (also known as 3012 Jett Road). Staff and Zoning Commission recommend approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2014-199, 2. Z2014199 S, 3. Z2014199 S_Resolution, 4. Ordinance 2014-08-21-0631

Date	Ver.	Action By	Action	Result
8/21/2014	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 4

SUBJECT:

Zoning Case Z2014199 S

SUMMARY:

Current Zoning: "RP" Resource Protection District and "RP AHOD" Resource Protection Airport Hazard Overlay District

Requested Zoning: "RP S" Resource Protection District with a Specific Use Authorization for a Private Recreation Facility and "RP S AHOD" Resource Protection Airport Hazard Overlay District with a Specific Use Authorization for a Private Recreation Facility

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 15, 2014

Case Manager: Brenda V. Martinez, Planner

Property Owner: Boy Scouts of America, Alamo Area Council, Inc.

Applicant: City of San Antonio

Representative: Cara Tackett, PE

Location: 3445 Fest Road (also known as 3012 Jett Road)

Legal Description: Lot 1, Block 3, NCB 16458 save and except the southwest irregular 934.2 feet located outside the City Limits of San Antonio

Total Acreage: 71.77

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: None

Planning Team: Heritage South Sector Plan - 30

Applicable Agencies: City of San Antonio Parks and Recreation Department

Property Details

Property History: The subject property was annexed in 2003 and was originally zoned "DR" Development Reserve. In a 2003 case, the property was rezoned to "RP" Resource Protection District. The purpose of the rezoning request is to allow a private camp facility that will be utilized by the Boy Scouts.

Topography: The property has an abundance of grasses, shrubs and trees with a significant slope. Portions of the property also appear to be within the 100 year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North, South and West

Current Base Zoning: "RP"

Current Land Uses: Vacant Land and Single-Family Residences

Direction: East

Current Base Zoning: "MI-1"

Current Land Uses: Vacant Land

Overlay and Special District Information: Some of the surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: West Jett Road

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: There are no public transit lines in the immediate vicinity of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The UDC does not list parking requirements specifically for a private recreational facility. The closest listing would be Recreation Facility (Public and Non-Commercial) - Minimum Parking Requirement: 1 space per 600 square feet of Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 500 square feet of GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the existing “RP” zoning designation prohibiting the proposed private recreational facility.

FISCAL IMPACT:

None. The associated zoning fees have been waived by the City Council through Resolution 2014-06-19-0026R.

RECOMMENDATION:

Staff and Zoning Commission (9-0) recommend 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 Heritage South Sector Plan and is identified as Natural Tier and Country Tier in the Future Land Use component of the Plan. The “RP” base zoning district is consistent with the adopted land use designations.

2. Adverse Impacts on Neighboring Lands:

Staff finds the requested Specific Use Authorization to be appropriate as the subject property will maintain the current “RP” district that is consistent with the Heritage South Sector Plan. The proposed zoning request is not likely to adversely impact neighboring properties. The subject property is surrounded by other properties of similar size, use and/or zoning.

3. Suitability as Presently Zoned:

The existing “RP” zoning district is suitable for the subject property. The Resource Protection District protects and preserves valuable agricultural areas, implements agricultural and natural resource protection, preserves rural areas, preserves pasture land and agriculture and identifies areas appropriate for agricultural preservation. The “RP” district may be used to establish a buffer of low intensity uses along streams, floodplains and similar environmentally sensitive areas. The subject site is bound by Elm Creek and the Medina River.

4. Health, Safety and Welfare:

Staff finds no evidence of likely negative impacts on public health, safety or welfare related to the proposed use.

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.

6. Size of Tract:

The subject property is 71.770 acres and appears to be of sufficient size to accommodate the proposed use.

7. Other Factors:

The rezoning request was initiated by City Council through Resolution 2014-06-19-0026R.

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations.