



City of San Antonio

Legislation Details (With Text)

File #: 18-3195

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/15/2018

Title: ZONING CASE # Z2018165 (Council District 2): A request for a change in zoning from "R-6" Residential Single-Family District to "R-4" Residential Single-Family District on 131.969 acres out of NCB 35524 and NCB 35132, located at 5753 New Sulphur Springs. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18050)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2018165
(Associated Plan Amendment 18050)

SUMMARY:

Current Zoning: "R-6" Residential Single-Family District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 15, 2018. This case was postponed from May 1, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: Kenneth Ray Rothe

Applicant: Kenneth Ray Rothe

Representative: Brown & Ortiz (c/o James B. Griffin)

Location: 5753 New Sulphur Springs Road

Legal Description: 131.969 acres out of NCB 35524 and NCB 35132

Total Acreage: 131.969

Notices Mailed

Owners of Property within 200 feet: 161

Registered Neighborhood Associations within 200 feet: Lakeside Neighborhood Association

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was zoned “R-6” Residential Single-Family by Ordinance 2009-05-21-0019R dated May 21, 2009. The ordinance initiated a comprehensive rezoning of properties to appropriate zoning districts compatible with the current use, the surrounding area, and consistent with the Eastern Triangle Community Plan.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: “R-5” and “R-6”

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: “OCL”

Current Land Uses: Vacant

Direction: West

Current Base Zoning: “MH” and “PUD”

Current Land Uses: Manufactured Homes and Vacant

Overlay and Special District Information:

NA

Transportation

Thoroughfare: New Sulphur Springs Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property. Routes served: NA

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development does exceed the threshold requirements.

Parking Information:

The minimum parking requirement for single-family dwellings is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “R-6”. “R-6” allows for uses such as single-family dwellings with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or half a mile of 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 the approval criteria below.

1. Consistency:

The subject property is located within the Eastern Triangle Community Plan and is currently designated as “Rural Living” in the future land use component of the plan. The requested “R-4” base zoning is not compatible with the future land use designation. The applicant is requesting a Plan Amendment from “Rural Living” to “Low Density Residential” to accommodate the proposed rezoning. Staff recommends approval of the Plan Amendment. The Planning Commission recommendation is pending the May 23, 2018 hearing.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area.

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 proposed rezoning does appear to conflict with the following goals, principles, and objectives of the Eastern Triangle Community Plan

Eastern Triangle Community Plan Relevant Goals and Objectives:

- **OVERALL GOAL:** A well maintained community with a diverse housing stock that meets the needs of current and future residents through all stages of life
- **Goal 12:** Develop more good, very good, and excellent quality or better constructed housing for all residents, from young adults to the elderly, within the planning area.
- **Objective 12.5:** Encourage home ownership and promote programs that aid in creating more homeownership opportunities

6. Size of Tract:

The subject property is 131.969 acres, which would adequately support single-family residences.

7. Other Factors:

The applicant is proposing 701 single-family units.