



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-1698

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 2/6/2018

**Title:** ZONING CASE # Z2018062 (Council District 3): A request for a change in zoning from "RE" Residential Estate District and "C-2" Commercial District to "R-5" Residential Single-Family District on 81.941 acres out of CB 4167 and "C-2" Commercial District on 18.408 acres out of CB 4167, generally located in the 3700 block of South Loop 1604. Staff recommends Approval. (Associated Plan Amendment 18016)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Zoning Case Z2018062  
(Associated Plan Amendment 18016)

**SUMMARY:**

**Current Zoning:** "RE" Residential Estate District and "C-2" Commercial District

**Requested Zoning:** "R-5" Residential Single-Family District on 81.941 acres out of CB 4167 and "C-2" Commercial District on 18.408 acres out of CB 4167

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 6, 2018

**Case Manager:** Kayla Leal, Planner

**Property Owner:** Lonesome Dove Investment Group, LLC

**Applicant:** MBS Development Services, LLC

**Representative:** Mark S. Brown

**Location:** 3700 block of South Loop 1604

**Legal Description:** 100.349 acres out of CB 4167

**Total Acreage:** 100.349

**Notices Mailed**

**Owners of Property within 200 feet:** 7

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** TXDOT

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio on November 10, 2016, established by Ordinances 2011-11-10-0881 and 2011-11-10-0883 and was zoned the current "RE" Residential Estate District. The current "C-2" base zoning district portion was established by Ordinance 2014-01-09-0012, dated January 9, 2014.

**Topography:** There is a portion of the subject property located within the 100-year Floodplain, and the entire subject property is located within the Medina River Watershed.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-2

**Current Land Uses:** Vacant Land and Elementary School

**Direction:** East

**Current Base Zoning:** I-2, OCL

**Current Land Uses:** FMC Technologies and Vacant Land

**Direction:** South

**Current Base Zoning:** OCL

**Current Land Uses:** Vacant Land

**Direction:** West

**Current Base Zoning:** C-2, OCL, R-20

**Current Land Uses:** Vacant Land and TSI Flow Products

**Overlay and Special District Information:** None

**Transportation**

**Thoroughfare:** South Loop 1604 East

**Existing Character:** Freeway

**Proposed Changes:** None known

**Public Transit:** There are no nearby Routes.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required.

**Parking Information:** Single-Family Dwellings require a minimum of one (1) parking space per unit and does

not have a maximum. Commercial zoning allows a variety of uses, all of which have their own respective parking requirements. Parking requirements can be found in the Unified Development Code, as per Table 526-3b.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The base zoning district “RE” permits single-family dwellings (detached) with a minimum lot size of one acre (43,560 square feet) and a minimum lot width of 120 feet, accessory dwelling, public and private schools.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not located within a Regional Center nor a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends 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 currently designated “Rural Estate Tier” in the land use component of the plan. The requested “C-2” and “R-5” base zoning districts are not consistent with the adopted land use designation. The applicant is requesting a Plan Amendment to “Suburban Tier.” Staff and Planning Commission recommend Approval of the amendment.

**2. Adverse Impacts on Neighboring Lands:**

Staff has not found 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 “RE” is appropriate for the surrounding area. It would still allow single-family residential, but would not allow as high of a density. The area is growing and is near two freeways Loop 1604 and Highway 37. There is an elementary school across the street, so there is a need for new higher density of housing in this area.

**4. Health, Safety and Welfare:**

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. There is “I-2” zoning to the east of the subject property, however they would need to impose a buffer yard of forty (40) feet which would mitigate likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The request does appear to conflict with any public policy objective. The future land use for the subject property is “Rural Estate Tier” and “Suburban Tier” in the Heritage South Sector Plan, which is not consistent with the existing base zoning districts “RE” and “C-2.” The proposed Plan Amendment to “Suburban Tier” will

create consistency of the requested zoning districts. The request is supported by the Heritage South Sector Plan Housing Goal 2.3 which is to promote Heritage South as an area of choice for prospective home buyers.

**6. Size of Tract:**

The 100.349 acre site is of sufficient size to accommodate the proposed development. The proposed development includes 355 single-family dwellings.

**7. Other Factors:**

None.