



City of San Antonio

Legislation Details (With Text)

File #: 18-2837

Type: Plan Amendment

In control: Planning Commission

On agenda: 4/25/2018

Title: PLAN AMENDMENT CASE # 18050 (Council District 2): A request by Kenneth Ray Rothe for approval of a resolution to amend the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Rural Living” to “Low Density Residential” on 125.092 acres out of NCB 35524 and NCB 35132, located at 5753 New Sulphur Springs. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, Marco.Hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018165)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 18050
(Associated Zoning Case Z2018165)

SUMMARY:

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Current Land Use Category: “Rural Living”

Proposed Land Use Category: “Low Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 25, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: Kenneth Ray Rothe

Applicant: Kenneth Ray Rothe

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

Location: 5753 New Sulphur Springs Road

Legal Description: 125.092 acres out of NCB 35524 and NCB 35132

Total Acreage: 125.092

Notices Mailed

Owners of Property within 200 feet: 161

Registered Neighborhood Associations within 200 feet: Lakeside Neighborhood Association

Applicable Agencies: None

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

Comprehensive Plan

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Plan Goals:

- **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

Comprehensive Land Use Categories

Land Use Category: “Rural Living”

Description of Land Use Category:

Rural Living supports the principles of preserving rural residential character while retaining open space and scenic corridors. The Rural Living classification may provide a transitional area between more urbanized dense development and significantly rural, open and agricultural land uses.

Residential uses are composed mainly of single-family dwellings on individual estate lots. Clustered subdivisions that increase residential densities, in an effort to preserve greater areas of open space and agricultural lands, are encouraged. Village and hamlet form based development patterns are also encouraged. Specific non-residential activities, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Gated communities are not allowed in this land use category.

Permitted Zoning Districts: RP, RD, RE & FBZD

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential”

Description of Land Use Category:

Low Density Residential Development includes Single Family Residential Development on individual lots. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Permitted Zoning Districts: RP, RE, FR, RD, R-20, NP-15, NP-10, NP-8, R-6, R-5, R-4, & PUD

Land Use Overview

Subject Property

Future Land Use Classification:

Rural Living

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residences

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single Family Residences

Direction: South

Future Land Use Classification:

OCL

Current Land Use Classification:

Vacant

Direction: West

Future Land Use Classification:

Low Density Residential/Rural Living

Current Land Use:

Manufactured Homes/Vacant

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not located within a Regional Center or half a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Rural Living” to “Low Density Residential” is requested in order to

rezone the property to “R-4” Residential Single-Family District. This is consistent with the Eastern Triangle Community Plan’s goal to 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. The future land use classification for the property is “Rural Living”, which is starting to be incompatible with the existing and emerging single-family residential uses along New Sulphur Springs Road. The proposed Plan Amendment to “Low Density Residential” is a compatible future land use that matches the surrounding properties. Also, the “Low Density Residential” future land use classification will add diverse housing stock that meets the needs of current and future residents.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Eastern Triangle Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018165

Current Zoning: “R-6” Residential Single-Family District

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

Zoning Commission Hearing Date: May 1, 2018