



City of San Antonio

Agenda Memorandum

File Number: 18-1917

Agenda Item Number: 16.

Agenda Date: 2/20/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2018086

(Associated Plan Amendment 18023)

SUMMARY:

Current Zoning: "RD" Rural Development District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 20, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Martha Tieken

Applicant: Bitterblue, Inc.

Representative: Brown & Ortiz, PC

Location: 13770 Southton Road

Legal Description: Lot P-1B and Lot P-2B, Block 1 and Block 2, NCB 16624

Total Acreage: 44.26

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 31, 1987, established by Ordinance 66019 and zoned “Temporary R-1” Temporary Residential District. The zoning changed to “R-A” Residence-Agriculture District, established by Ordinance 66675, dated February 25, 1988. The current “RD” Rural Development District changed from the previous “R-A,” established by Ordinance 98228, dated September 25, 2003.

Topography: A portion of the property fronting Southton Road is within the 100-year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: FR

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: RD, C-2

Current Land Uses: Offices, Single-Family Residential, IH-37

Direction: South

Current Base Zoning: RD, FR, OCL

Current Land Uses: Vacant Lot, Outside City Limits

Direction: West

Current Base Zoning: R-5

Current Land Uses: Single-Family Residential

Overlay and Special District Information: None.

Transportation

Thoroughfare: Southton Road

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There are no nearby routes.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is required. A traffic engineer must be present at commission meetings.

Parking Information: Single-Family Dwellings require a minimum of one (1) parking space per unit and does not have a maximum.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The Rural Development District encourages the development of a land use pattern that reflects rural living characteristics by encouraging low density, single family residential land use patterns with limited commercial uses placed in a manner that conserves open land.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center nor is it located within 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 “Suburban Tier” and “Agribusiness/RIMSE Tier” in the land use component of the plan. The requested “R-4” base zoning district is 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 Plan 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. There is a residential single-family development to the west of the subject property.

3. Suitability as Presently Zoned:

The existing “RD” is appropriate for the surrounding area. It would still allow single-family residential, but would not permit as high of a density which is appropriate for that area of San Antonio.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. There are existing single-family residential uses to the west and south of the subject property.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The 44.26 acre site is of sufficient size to accommodate the proposed development. The proposed development includes approximately 123 single-family dwellings.

7. Other Factors:

None.