



# City of San Antonio

## Agenda Memorandum

**File Number:** 18-2837

---

**Agenda Item Number:** 9.

**Agenda Date:** 4/25/2018

**In Control:** Planning Commission

---

**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