



City of San Antonio

Legislation Details (With Text)

File #: 17-3804

Type: Zoning Case

In control: City Council A Session

On agenda: 6/22/2017

Title: An Ordinance amending the Zoning District Boundary from "OCL" Outside City Limits to "FR" Farm and Ranch District and "RP" Resource Protection District on approximately 5.87 square miles in Bexar County, being multiple properties generally bounded by Medina Creek to the North, Pleasanton Road to the East, Loop 1604 to the South, and Applewhite Road to the West, as part of the proposed Neal Road Annexation Area. Staff and Zoning Commission recommend Approval. ZONING CASE # Z2017163 [Roderick J. Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. ZC Minutes, 3. Draft Ordinance.pdf, 4. Ordinance 2017-06-22-0511

Date	Ver.	Action By	Action	Result
6/22/2017	1	City Council A Session	Motion to Cont/Post	Fail

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2017163

SUMMARY:

Current Zoning: "OCL" Outside City Limits

Requested Zoning: "FR" Farm and Ranch District and "RP" Resource Protection District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 6, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: Multiple Owners

Applicant: City of San Antonio

Representative: City of San Antonio

Location: Multiple properties generally bounded by Medina Creek to the North, Pleasanton Road to the East, Loop 1604 to the South, and Applewhite Road to the West

Legal Description: The area being approximately 5.87 square miles in Bexar County, Texas, is generally located north of South 1604 East, east of Applewhite Road, west of Pleasanton Road, and south of Mauermann Road.

Total Acreage: 3,758.67

Notices Mailed

Owners of Property within 200 feet: 142

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Property Details

Property History: The subject property is currently located outside of City limits. The subject property is located within the Extraterritorial Jurisdiction (ETJ). The subject property's zoning is contingent upon the upcoming annexation into the City of San Antonio.

Topography: Multiple properties are located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MI-1, RP, OCL, R-4, FR

Current Land Uses: Undeveloped land, Single-Family Residences

Direction: East

Current Base Zoning: R-4, OCL,

Current Land Uses: Outside City Limits

Direction: South

Current Base Zoning: OCL

Current Land Uses: Outside City Limits

Direction: West

Current Base Zoning: BP, MI-1, OCL, C-2

Current Land Uses: Undeveloped land, Single-Family Residences

Overlay and Special District Information: A portion on the northwest corner of the proposed annexation carries the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Loop 1604 South

Existing Character: Freeway

Proposed Changes: None Known

Thoroughfare: Applewhite Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Neal Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Pleasanton Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Trumbo Road

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance of the subject properties

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information:

Any future development will need to comply with parking standards established in Tables 526-3a and 526-3b.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property being assigned “DR” Development Reserve District, which permits single-family uses on a minimum of a 6,000 square foot lot.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject properties are not within a Regional Center or a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (7-3) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The properties are located within the Heritage South Sector Plan and are designated as “Country Tier” and “Agribusiness Tier”. The requested “FR” and “RP” zoning districts are consistent with the land use designations.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request. Adjacent properties are similarly zoned.

3. Suitability as Presently Zoned:

The property is currently outside the city limits and does not have zoning. The subject properties are predominately farm land, undeveloped land, and single-family uses. The proposed “RP” and “FR” are appropriate for the current land uses.

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 request does not appear to conflict with any public policy objective. The requested land use adheres to the Heritage South Sector Plan by providing land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.

6. Size of Tract:

The proposed areas to be zoned include 3,758.67 acres.

7. Other Factors:

None.