



City of San Antonio

Legislation Details (With Text)

File #: 20-6696

Type: Zoning Case

In control: Zoning Commission

On agenda: 11/17/2020

Title: ZONING CASE Z-2020-10700237 (Council District 3): A request for a change in zoning from "C-2" Commercial District to "R-4" Residential Single-Family District on 200 acres out of CB 4167, located at 3849 East Loop 1604. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z-2020-10700237

SUMMARY:

Current Zoning: "C-2" Commercial District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 17, 2020

Case Manager: Michael Pepe, Planner

Property Owner: Lone Oak 1604 LLC

Applicant: Craig Glendenning

Representative: Killen, Griffin, & Farrimond

Location: 3849 East Loop 1604

Legal Description: 200 acres out of CB 4167

Total Acreage: 200

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The property was annexed by Ordinance 201401090012 dated January 9, 2014 and was originally zoned “C-2” Commercial District.

Topography: The property includes a portion within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “OCL”

Current Land Uses: Agricultural

Direction: South

Current Base Zoning: “C-2”, “I-2”, “R-6”, “DR”

Current Land Uses: Vacant, Light Industrial, Agricultural

Direction: East

Current Base Zoning: “I-2”, “C-3”, MF-33”, “I-1”

Current Land Uses: Agricultural, Vacant, Apartments, Light Industrial

Direction: West

Current Base Zoning: “OCL”

Current Land Uses: Agricultural

Overlay and Special District Information:

None

Transportation

Thoroughfare: East 1604 South

Existing Character: Expressway

Proposed Changes: None

Thoroughfare: Liedecke

Existing Character: Local

Proposed Changes: None

Public Transit: There are no VIA bus routes within walking distance.

Routes Served: N/A

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information: The minimum parking requirement for single-family dwellings is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The “C-2” Commercial Districts permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

Proposed: The requested “R-4” allows a single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a regional center nor is it located within the 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 as “General Urban Tier” in the future land use component of the plan. The requested “R-4” is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed “R-4” reduces intensity of current potential uses.

3. Suitability as Presently Zoned:

While the current “C-2” is appropriate for surrounding area, it does not allow for development of a mixed use center over 200 acres. The requested “R-4” would be more suitable for the property, which is at the intersection of large roadways. The size of the tract allows for sufficient buffering from nearby industrial uses and roadways.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the

Heritage South Sector Plan:

HOU-1.3 Promote clustered housing including Conservation Subdivision Development and large lot development in rural areas

HOU-2.3 Promote Heritage South as an area of choice for prospective home buyers

6. Size of Tract:

The subject property is 200 acres, which could reasonably the requested residential uses.

7. Other Factors:

The applicant intends to develop a single-family subdivision.