

City of San Antonio Planning Department

Plan Amendment Recommendation

Plan Amendment Application Case No: 04040

Applicant: Earl & Associates, P.C.

Owner: Traugott Investments, Ltd./Traugott Family Partners

Neighborhood/Community/Perimeter Plan: City South Community Plan

The applicant requests to amend the Land Use Plan designation from Agriculture land use to Rural Living land use.

☒ Plan Amendment Map – Attachment 1

City Council District: 3

City Council Meeting Date: **May 12, 2005**

Land Use Analysis:

Property Location: 13545 Southton Road

Acreage: 209.221

Current Land Use of site: Vacant farmland

Adjacent Land Uses:

N: vacant ranchlands

E: vacant ranchlands

S: large lot single-family residential units ranging 1 to 15 acres in size

W: large lot single-family residential units ranging 1 to 15 acres in size

Proposed Land Use/Development: single-family dwelling units

Comments on impact to current and future land uses adjacent to site: Agriculture land use allows a maximum of one dwelling unit per 25 acres. Under a conservation subdivision the property owner can conserve 75% of the subject property and develop the remaining 25% at 2.4 dwelling units per acre (with riparian dedication), which results in a total of 127 dwelling units in a Farm and Ranch zoning district.

The least intrusive scenario with a Rural Living land use category allows the construction of one dwelling unit per acre. Using a conservation subdivision and conserving 50% of the subject property with 50% for development at 6 dwelling units per acre (with riparian dedication), the applicant can develop a total of 627 dwelling units in a Rural Development zoning district.

The request to Rural Living land use is compatible with the surrounding 1 to 15 acre lots west and south of the subject property, as well as the vacant property to the north, which is designated as Urban Living. When considering a conservation subdivision at 627 total dwelling units in 209 acres, the number of units would be approximately three dwelling units per acre.

Existing conditions would require extension and expansion of services for any development on this site. New development would be required to enhance right of way and create alternative access beneficial for existing residents that are restricted due to a low water crossing that prevents any access or departure for the Henze Road community during heavy rains.

Neighborhood and Community Commercial uses are also allowed in Rural Living land use and can directly serve the residential areas while ensuring compatibility with adjacent residential areas. Commercial uses should take the form of a village clustered around a plaza or open space for gathering and socializing.

☒ Impact can be mitigated

Transportation/Infrastructure Analysis:

Major Thoroughfare Plan Designations: Southton Road is a proposed Enhanced Secondary Arterial (120' to 142' ROW).

Other streets: Henze Road is a local roadway with 25 feet of width and a total of 60 feet of right of way.

Comments: Although Southton Road is identified as a proposed arterial, it is currently a 30-foot wide two-lane road that serves as a collector. There are no immediate plans for reconstruction or improvements of this road.

Under a Rural Living land use category the maximum number of homes possible is 627 housing units and at 10 trips a day per unit, the potential outcome would be approximately 6,270 total daily trips. In 2002, TX DOT reported 1,260 trips on Southton near its intersection with IH-37, and 820 trips on Henze near Southton. Impact on traffic volumes is expected and can be mitigated during the development stages with the inclusion of a Local Type B. A Local Type B is 40 feet of pavement and 60 feet of right of way that connects blocks within neighborhoods and specific activities within homogeneous land use areas. A requirement of development with 4,000 to 8,000 average daily trips must include a Local Type B.

☒ Impact can be mitigated

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Community Facilities Analysis:

Nearby Public Facilities: There are no major community facilities in the immediate area.

☒ No Impact

Staff Recommendation:

☒ Supports

Comments: Rural Living is compatible with the adjacent current and future land uses. Impacts can be mitigated by the proposed conservation subdivision design, and through improvements recommended by the required TIA submission.

Planning Commission Recommendation:

Meeting & Public Hearing Date: January 12, 2005, February 9, 2005 and April 13, 2005

☒ Supports

☒ Resolution Attached

Newspaper Publication Date of Public Hearing: December 23, 2004

No. Notices mailed 10 days prior to Public Hearing: 120

Registered Neighborhood Association(s) Notified: McCreless Meadows NA and South Southwest NA

Zoning Commission Supplemental Information:

Current zoning district: Farm and Ranch

Proposed zoning district:

Zoning Application not yet submitted.

Planning Department Staff:

Emil R. Moncivais, AICP, AIA

Nina Nixon-Mendez, AICP

Case Manager: Zenon F. Solis

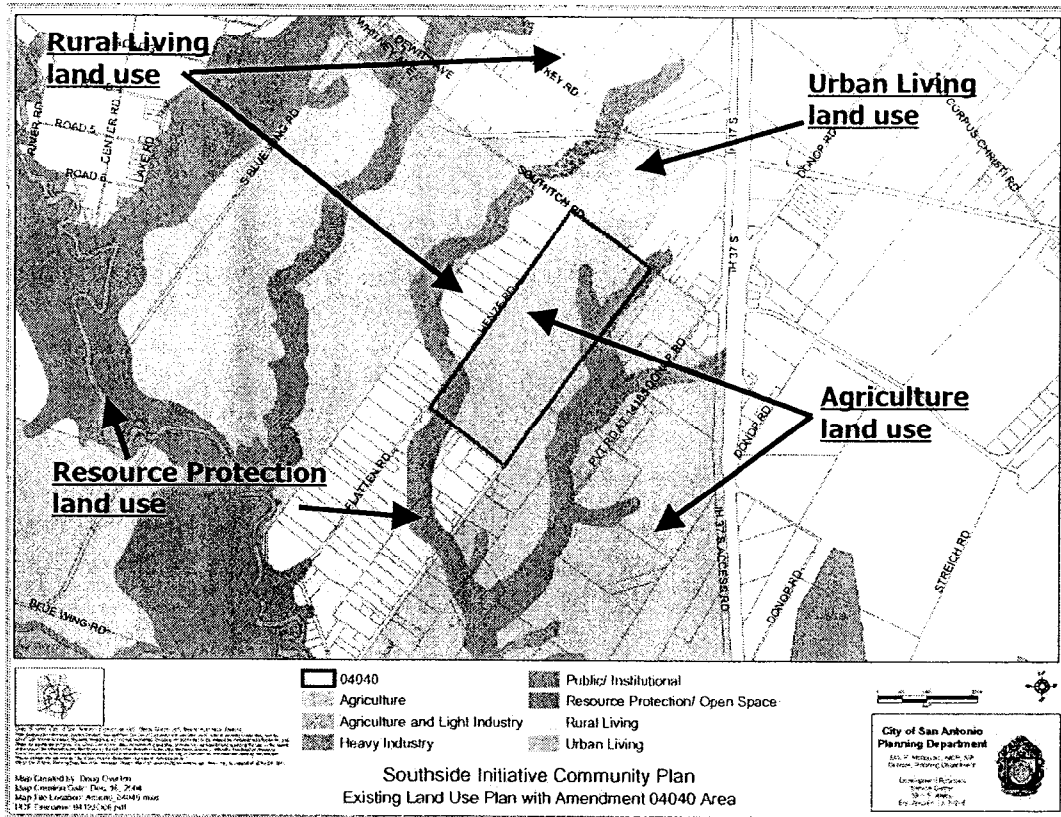
Planning Director

Planning Manager

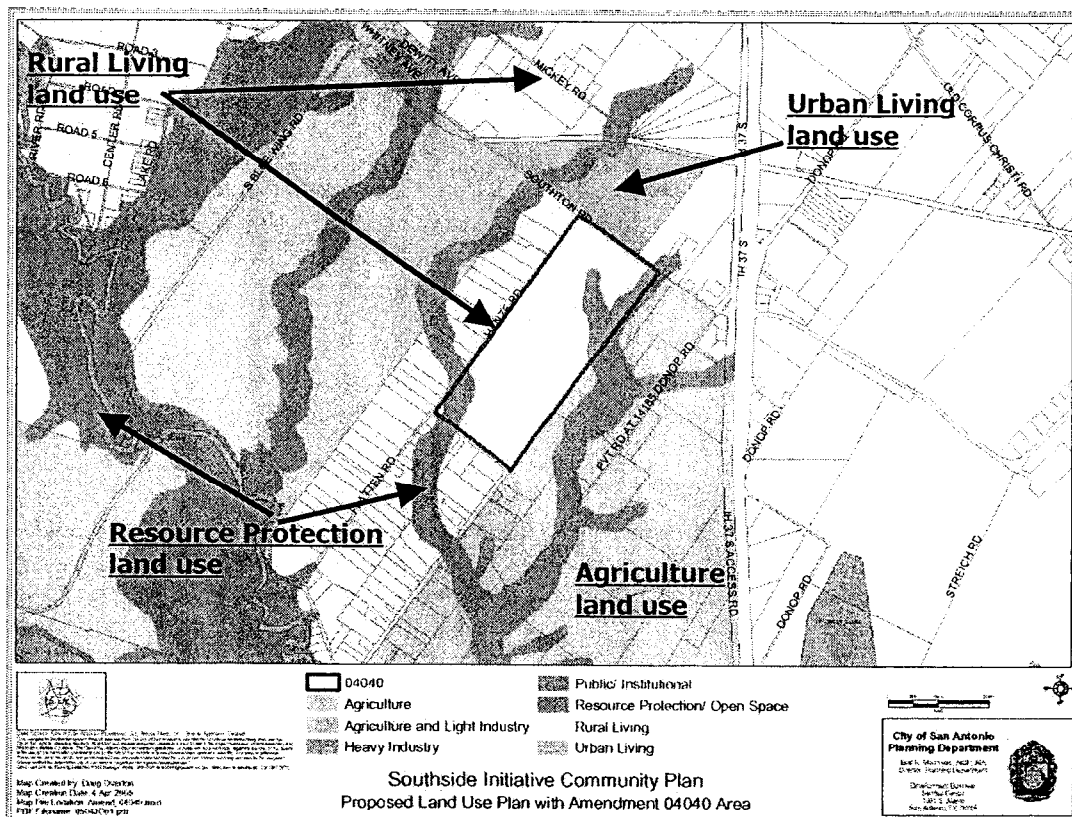
Planner II

Phone No.: (210) 207-7816

Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE CITY SOUTH (SOUTHSIDE INITIATIVE) COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM AGRICULTURE LAND USE TO RURAL LIVING LAND USE FOR AN AREA OF APPROXIMATELY 209.221-ACRES LOCATED 13545 SOUTHTON ROAD, MORE SPECIFICALLY DESCRIBED AS LEGAL DESCRIPTION CB 4007 P-245 ABS 11.

WHEREAS, City Council approved the City South (Southside Initiative) Community Plan as an addendum to the Master Plan on June 26, 2003; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on April 13, 2005 and **APPROVED** the amendment on April 13, 2005; and

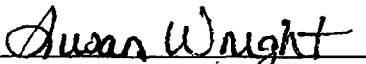
WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the City South (Southside Initiative) Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 13th DAY OF APRIL 2005.

Approved:


Susan Wright, Chairperson
San Antonio Planning Commission

Attest:


Executive Secretary
San Antonio Planning Commission