

CASE NO: Z2005259

Staff and Zoning Commission Recommendation - City Council

City Council Continuance From December 15, 2005

Date: January 05, 2006

Zoning Commission Meeting Date: November 15, 2005

Council District: 6

Ferguson Map: 613 C1

Appeal:

Applicant:

Owner

Regent Communities Partners, L. P.

Frank G. Persyn

Zoning Request: From "R-6" Residential Single-Family District to "R-5" Residential Single-Family District

118.94 acres out of NCB 18288

Property Location: 8788 Reed Road

Approximate Southeast Corner of West Military Drive and Reed Road/Vicinity of West Military Drive and Potranco Road

Proposal: To provide flexibility in the design of a master planned subdivision

Neighborhood Association: Timber Ridge Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Level 1 Traffic Impact Analysis is required. A Level 2 and Level 3 analysis may also be required during the permitting process.

Staff Recommendation:

Approval

The requested zoning district is consistent with the surrounding zoning districts of "R-6" and "R-5." The development of a single-family subdivision at this location is compatible with the existing single-family residential developments that surrounds the majority of the property and the single-family residential land use pattern in the general area.

The subject property, consisting of Lots P-44 and P-45, is currently zoned "R-6." There is an existing homestead with a residence that was constructed around 1915 and a mobile home on the property that dates to around 1970. There are numerous accessory structures, mostly on the north half, and the balance of the property is largely undeveloped.

There is an existing single-family residential subdivision to the west that has a combination of "R-6" and "R-5" zoning. To the north is another single-family residential subdivision that is predominately zoned "R-6" with about 15 parcels zoned "R-5" along the frontage of Reed Road. Additional "R-6" single-family uses are located to the east of the subject property except for adjacent properties zoned "C-2NA" and "I-1," which are located closer to the frontage of Potranco Road. To the south, portions of the property not included in the application, as well as other adjacent properties, have existing "C-2" and "C-3" zoning, the result of a 1996 rezoning along the frontage of Potranco Road.

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The applicant is proposing a development that would consist of 780 units with an average lot size of 5,560 square feet, which is a project that does not actually represent the 20 percent increase in density that a change from "R-6" to "R-5" would potentially allow. Approximately 15 of the 200 acres are being retained for the existing homestead and the remaining 185 acres will be developed with a variety of residential housing types. Lastly, the city's Major Thoroughfare Plan designates West Military Drive as a secondary arterial, traversing the subject property and linking with Southwest Military Drive at Potranco Road.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Matthew Taylor 207-5876

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005259

ZONING CASE NO. Z2005259 – November 15, 2005

Applicant: Regent Communities Partners, L.P.

Zoning Request: "R-6" Residential Single-Family District to "R-5" Residential Single-Family District.

Chad Kerry, 900 Isom Road, representing the owner, stated that they propose to develop a single-family master planned subdivision.

Staff stated there were 149 notices mailed out to the surrounding property owners, 9 returned in opposition and 2 returned in favor and no responses from the Timber Ridge Neighborhood Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner McAden to recommend approval.

1. Property is located on 200.78 acres out of NCB 18288 at 8788 Reed Road.
2. There were 149 notices mailed, 9 returned in opposition and 2 in favor.
3. Staff recommends approval.

**AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Marshall, Sherrill,
McAden, Avila, Stribling, Gray**

NAYS: None

THE MOTION CARRIED.

RESULTS OF COUNCIL HEARING December 15, 2005

City Council granted a continuance until January 5, 2006

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO: John Jacks (Planning Manager), Development Services Zoning Division
FROM: Richard W. Chamberlin – DSD – Traffic Impact Analysis and Streets Division
COPIES TO: File
SUBJECT: Persyn-Military MDP, Rezoning of 185-Acres, Level 2 TIA (Z2005xxx)
DATE: October 25, 2005

The Development Services TIA Division has reviewed the Level-2 Traffic Impact Analysis (TIA) for the Persyn-Military MDP, Rezoning of 185-Acres. The analysis is in compliance with TIA Ordinance 91700.

This proposed development is located at the intersection of Military Drive West and future Ingram Road, north of Potranco and east of State Highway 151 in the San Antonio city limits. The 185-acres is currently zoned R-6 Single Family Residential use. The property is proposed to be re-zoned to R-5 Single Family Residential. The property is proposed to be developed into 800 single family homes. The current zoning, R-6 would have generated approximately 6,500 daily vehicle trips. The proposed R-5 development is projected to generate 816 PM peak hour trips, and 7,656 daily vehicle trips, an increase of approximately 1,156 trips per day.

Intersections within the study area are sufficient to handle traffic. Although Potranco is near capacity, this development, whether R-6 or R-5, should not generate the traffic volumes to overload Potranco. All the other major roadways in the study area are sufficient to handle the additional traffic. The following on-site improvements, as well as improvements along the project limits, are necessary and shall be provided by the developer, on and before the completion of the 185-acre tract, at no cost to the City of San Antonio:

- **Reed Road and Star Creek** - The developer shall be responsible providing additional traffic control (when warranted and approved by Public Works – Traffic) at Reed Road and Star Creek, at time of buildout of the MDP if the segment of Ingram Road connecting to Potranco remains undeveloped.
- Dedication and construction of **Military Drive West and Ingram Road** through and to the limits of the MDP. The internal arterials will extend from the existing Military Drive West. Arterial street design parameters consist of 86-feet of ROW and 48-feet of pavement with a 14' median (Table 506-3).

It should be understood that the layout submitted in the TIA is a conceptual plan for re-zoning purposes and therefore this document does not represent an approval for the internal site plan. A detailed review of the MDP will be undertaken when submitted to COSA. Site circulation is important for this proposed development.

Reviewed by:



Richard W. Chamberlin, P.E.
Sr. Engineer
Traffic Impact Analysis & Streets