

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

18288

18288

I1

VAC

VAC

MH

19288

PT OF 6

PT OF 7

C2

VAC

C3

FREIGHT
DELIVERY

VAC

GO RD

VAC

ZONING CASE: Z2005-286

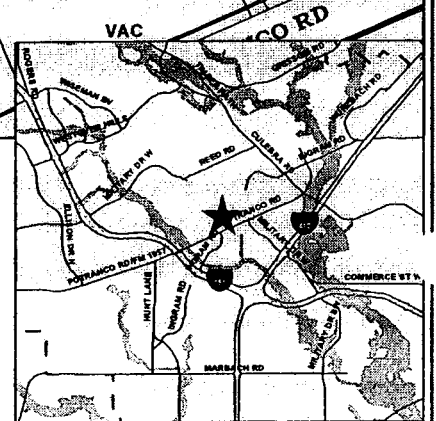
City Council District No. 6
 Requested Zoning Change
 From "R-6" To "R-4"
 Date: January 12, 2006
 Scale: 1" = 300'

 Subject Property

 200' Notification



C:\Dec_6_2005



CASE NO: Z2005286

Staff and Zoning Commission Recommendation - City Council

Date: January 12, 2006

Zoning Commission Meeting Date: December 20, 2005

Council District: 6

Ferguson Map: 613 C1

Appeal:

Applicant: Owner

Regent Community Partners, L.P. Frank Persyn

Zoning Request: From "R-6" Residential Single-Family District to "R-4" Residential Single-Family District

12.45 acres out of NCB 18288

Property Location: Approximate Northeast Corner of West Military Drive and Potranco Road

8788 Reed Road

Proposal: To provide a variety of housing types in the master-planned subdivision

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis was submitted with related zoning case Z2005259

Staff Recommendation:

Approval

The requested zone change from "R-6" to "R-4" is in conjunction with a previous case, Zoning Case Z2005259. On November 15, 2005, the Zoning Commission recommended approval for the rezone of 118.94 acres from "R-6" to "R-5." That case will be heard by the City Council on December 15, 2005. This case involves a smaller and undeveloped 12.45 acre portion of the same 185 acre parcel. The remaining acreage not included in either case to date consists of 53.56 acres presently zoned "R-6." Staff is recommending approval, as the proposed zoning is compatible with the surrounding residential neighborhoods and a variety of lot sizes will promote a diversity of housing types and styles.

The applicants are seeking to develop a large single-family development with a variety of lot sizes and housing styles. A change from "R-6" to "R-4" would allow an increase in the number of single-family units of up to 50%.

The city's Major Thoroughfare Plan shows West Military Drive traversing the property and connecting with Southwest Military Drive at Potranco Road. Ingram Road may also be extended through the proposed development.

CASE NO: Z2005286

Staff and Zoning Commission Recommendation - City Council

Zoning Commission Recommendation:

Approval

CASE MANAGER : Matthew Taylor 207-5876

VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005286

ZONING CASE NO. Z2005286 – December 20, 2005

Applicant: Regent Community Partners, L.P.

Zoning Request: "R-6" Residential Single-Family District to "R-4" Residential Single-Family District.

Chad Kerry, 900 Isom, representing the applicant, stated that they propose to develop a variety of housing types in the master planned subdivision.

Staff stated there were 3 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

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 for approval per staff recommendation.

1. Property is located on 12.45 acres out of NCB 18288.
2. There were 3 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Sherrill, Avila, Kissling, McAden, Gray

NAYS: None

THE MOTION CARRIED.

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