



Planning and Zoning Commission Report ZC 07-21

A request for Zoning Change 07-21 from Agricultural Ranch (A-R) to Single Family Residential 2 (R-2) located at the 500 Block of Continental Drive, Property ID 55131 and 56435 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on May 11, 2021.

Helena Schaefer presented the staff report. She explained that the zoning change is for two tracts of land totaling 106 acres. The two tracts are located at the end of Continental Dr and just west of a neighborhood. The applicant is proposing a residential subdivision. A request to R-2 zoning will allow a high residential density development. She pointed out that R-2 zoning is the same as R-1 zoning except for a reduced front setback and the placement of the sidewalk next to the curb.

Ms. Schaefer gave an overview of the surrounding zonings and existing land uses. She stated that given the existing neighborhoods and the proposed neighborhoods, the rezoning request is compatible with zoning and existing proposed use.

She explained that the two tracts are in four future land use districts, Farm, Town Corridor, Community Node, and Central Township. With the adoption of the thoroughfare plan in 2017, the future land use districts are no longer valid. As well the impending update to the comprehensive plan will most likely result in a shift of the districts if these districts continue in this area. The community node and town corridor should be realigned with the thoroughfare plan. The realignment should shift the other two districts, with a result of the properties being in the Central Township and residential is a compatible use.

She pointed out that there is an existing communication tower to the east. The tower is not required to comply with current city regulations unless it is expanded.

One of the tracts has direct access to a public row, Continental Dr. The larger tract is land locked. Continental Dr is part of the thoroughfare plan. Development of these properties will result in the extension of Continental Dr. This extension will connect to the future Rudeloff Road and FM 20 arterial. The section of the thoroughfare plan is known as phase 2 of Rudeloff Road and FM 20. The city will be seeking engineering services for its design later this year.

In addition, development of the property is required to meet all applicable development standards.

Notifications were mailed April 30. Staff recommended approval of the zoning change request for Agricultural Ranch to Single Family Residential 2.

Priscilla Flores, LJA Engineering stated that the proposed single family residential development will be developed in multiple phases with approximately 400-450 lots.

Commissioner Lievens asked about Stempel Road being part of the Thoroughfare Plan and the Continental Drive extension to the Rudeloff Road and FM 20 connector. The applicant, Priscilla Flores, replied that right-of-way dedication will be given for Stempel Road.

The regular meeting recessed, and a public hearing was held. There being no response from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change (ZC 08-21), Commissioner Jeffers moved that the Planning and Zoning Commission recommended approval of the zoning change from Agricultural Ranch (A-R) to Single Family Residential 2 (R-2) for property located at 500 Block of Continental Drive. Commissioner Lievens seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO SINGLE FAMILY RESIDENTIAL 2 (R-2)

MOTION PASSED

7 -0-0



Francis Serna, Planning Assistant



ATTEST: Helena Schaefer
Senior Planner



PLANNING & CODES

ZC 07-21 Staff Report 500 Blk Continental Dr Zoning Change A-R to R-2

REQUEST:

A Zoning Change request from Agricultural-Ranch to Single-Family Residential 2.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	A-R	Vacant agricultural land
N of Property	None (out of city)	Agricultural land
S of Property	A-R	Vacant land owned by Guadalupe County
E of Property	A-R, R-1, LI	Farmland, Cell Tower, Rob Roy Estates, Vitesco
W of Property	A-R	Agricultural land

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is seeking a zoning change for two parcels totaling 106.15 acres, just west of Vitesco and the Rob Roy Estate/Northern Trails neighborhoods. The applicant intends to develop these parcels into a residential subdivision. Staff recommends approval of the zoning change from Agricultural-Ranch to Single-Family Residential 2 as this is an area of residential growth.

Planning Department Recommendation:

X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

Applicant:

LJA Engineering, INC
1100 NE Loop 410, Ste 850
San Antonio, TX 78209

Property Owner:

Don H Ford
8620 N New Braunfels Ave,
Ste 603
San Antonio, TX 78217

Property Address/Location:

500 Blk Continental Dr

Legal Description:

ABS: 20 SUR: AM Esnaurizar
106.15 AC.

Lot Size/Project Area:

Approx. 106.15 acres

Future Land Use Plan:

Farm, Town Corridor, Central
Township, Community Node

Notifications:

Mailed: April 30, 2021
Newspaper: April 25, 2021

Comments Received:

None

Staff Review:

Helena Schaefer
Senior Planner

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

These properties are currently zoned Agricultural-Ranch. The site is vacant agricultural land. The small parcel can be accessed by Continental Dr. The larger parcel is land-locked and doesn't have direct access to a public street. Williams Rd is not a public right-of-way

CODE REQUIREMENTS:

In order to develop the properties as a residential subdivision, a zoning change is required that would allow a single-family residential structure on a smaller lot. Agricultural-Ranch does allow for a single-family residential structure per lot, but each lot must have 10 acres minimum. Single-Family Residential 2 would allow more lots to be created, thus more single-family residential structures. As a reminder, R-2 is similar to R-1 with the exception of a smaller front building setback and the location of sidewalks next to the curb.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

These two tracts of land are located just west of the Rob Roy Estates and Northern Trails neighborhoods and these neighborhoods are zoned as Single-Family Residential 1. As well, Vitesco is located nearby and is zoned Light Industrial. The rest of the surrounding properties are zoned A-R and are in agricultural uses. To the north, there is a "donut hole", a 53-acre tract of land that is not inside the city limits. It too is being used for agricultural purposes. In close proximity to the north along Cordova Rd, Swenson Heights (a 800 plus residential housing development) is being built and it is zoned R-2. The property directly to the west is currently zoned A-R. Given the residential growth in the area and the existing neighborhoods of Rob Roy Estates and Northern Trails, the proposed rezone to R-2 is compatible.

COMPREHENSIVE PLAN:

Due to the size of the two tracts, these properties fall within four future land use districts: Farm, Town Corridor, Community Node, and Central Township. With the adoption of the thoroughfare plan in 2017 and the impending update to the Comprehensive Plan future land use plan, three of these districts have the possibility of shifting to the north. The Community Node and the Town Corridor should be realigned to fit the reconfiguration of the Rudeloff/FM 20 intersection. That shift should affect the Farm district and expand the Central Township. If the majority of the land now falls in the Central Township district, the development would be compatible with the future land use plan.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)
There is an existing communication tower to the east.

TRAFFIC (STREET FRONTAGE & ACCESS):

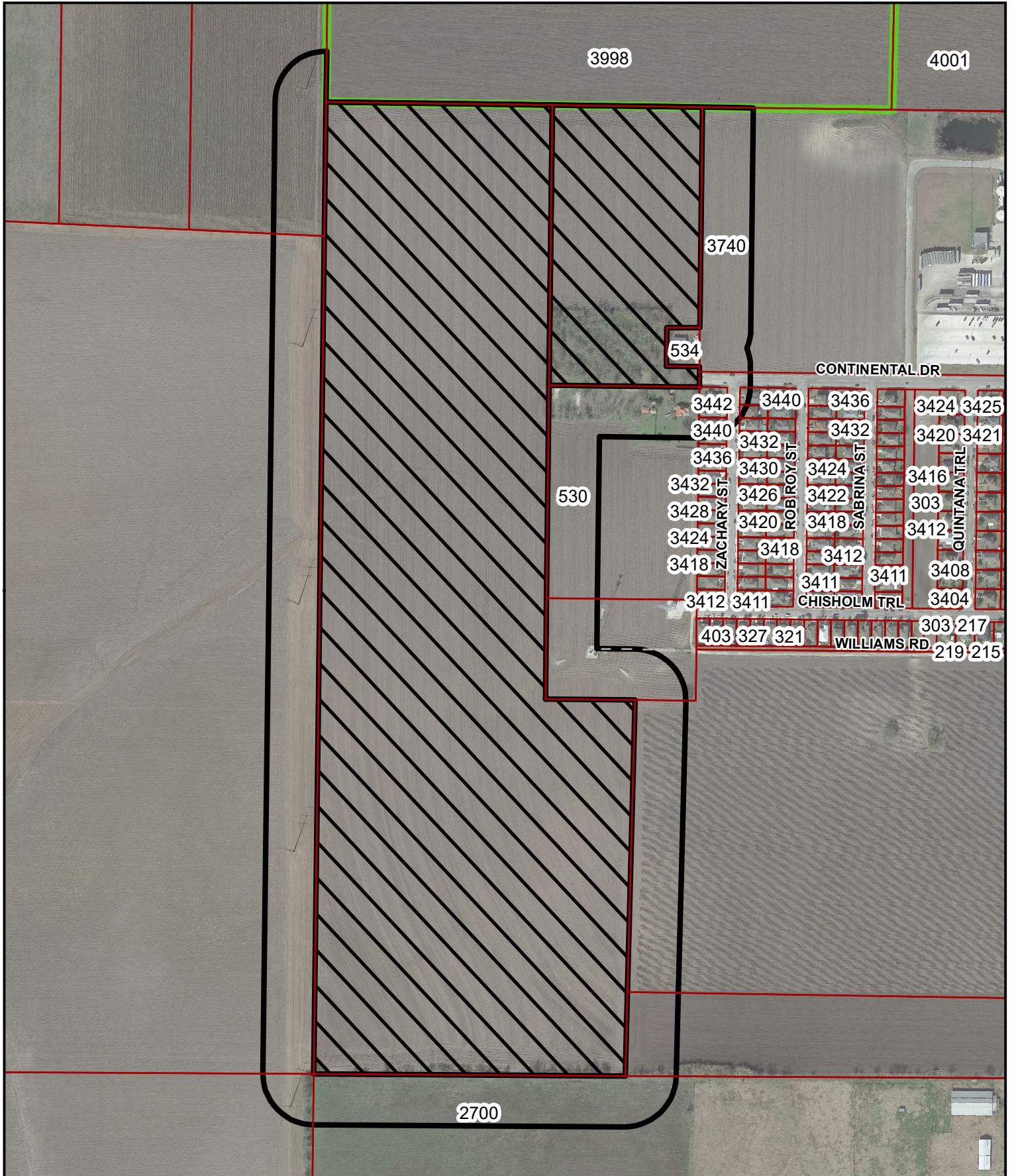
The only frontage is along Continental Dr. The thoroughfare plan does call for the extension of Continental Dr to connect to the future Rudeloff Rd/FM 20 Arterial. This section is known as Phase 2 and the City will be seeking engineering services for its design in late 2021.

OTHER CONSIDERATIONS:

All standards shall be adhered to the development of this property according to the UDC requirements to include, but not limited to platting, drainage, parkland dedication, and landscaping) as required.

LOCATION MAP

ZC 07-21 500 Blk of Continental Dr



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Lot Lines



Site Location

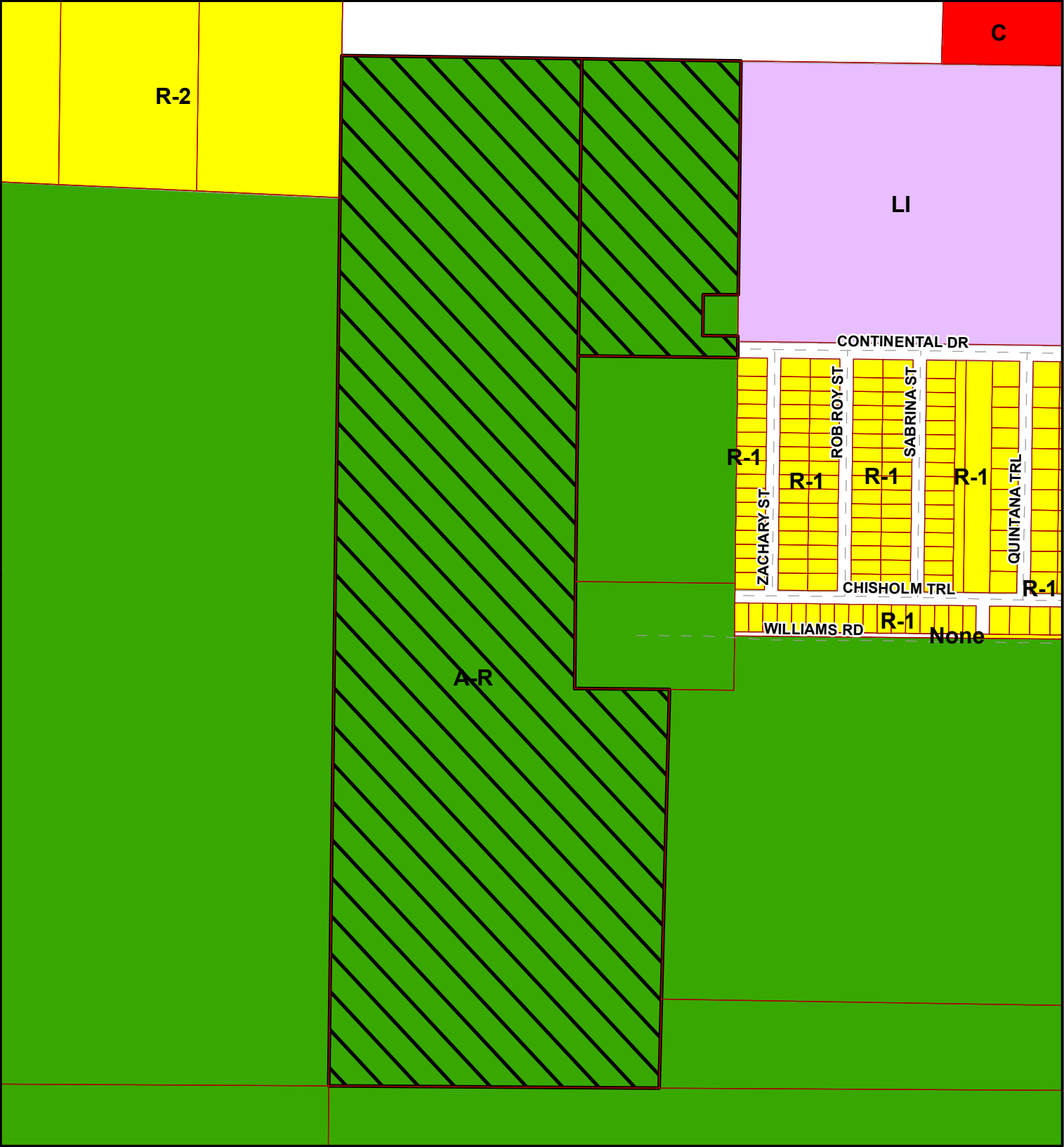


200' Notification Buffer
1 inch = 500 feet

Printed: 4/5/2021

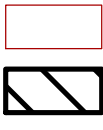
ZONING MAP

ZC 07-21 500 Blk of Continental Dr



Agricultural - Ranch	Single Family Residential 2	MultiFamily 1	Manufactured Home Park	Industrial
Rural Residential	Zero Lot Lines	MultiFamily 2	Neighborhood Commercial	Public
Suburban Residential	Duplex 1	MultiFamily 3	Commercial	Planned Unit Development
Single Family Residential 1	Duplex 2	Manufactured-Residential	Light Industrial	ROW

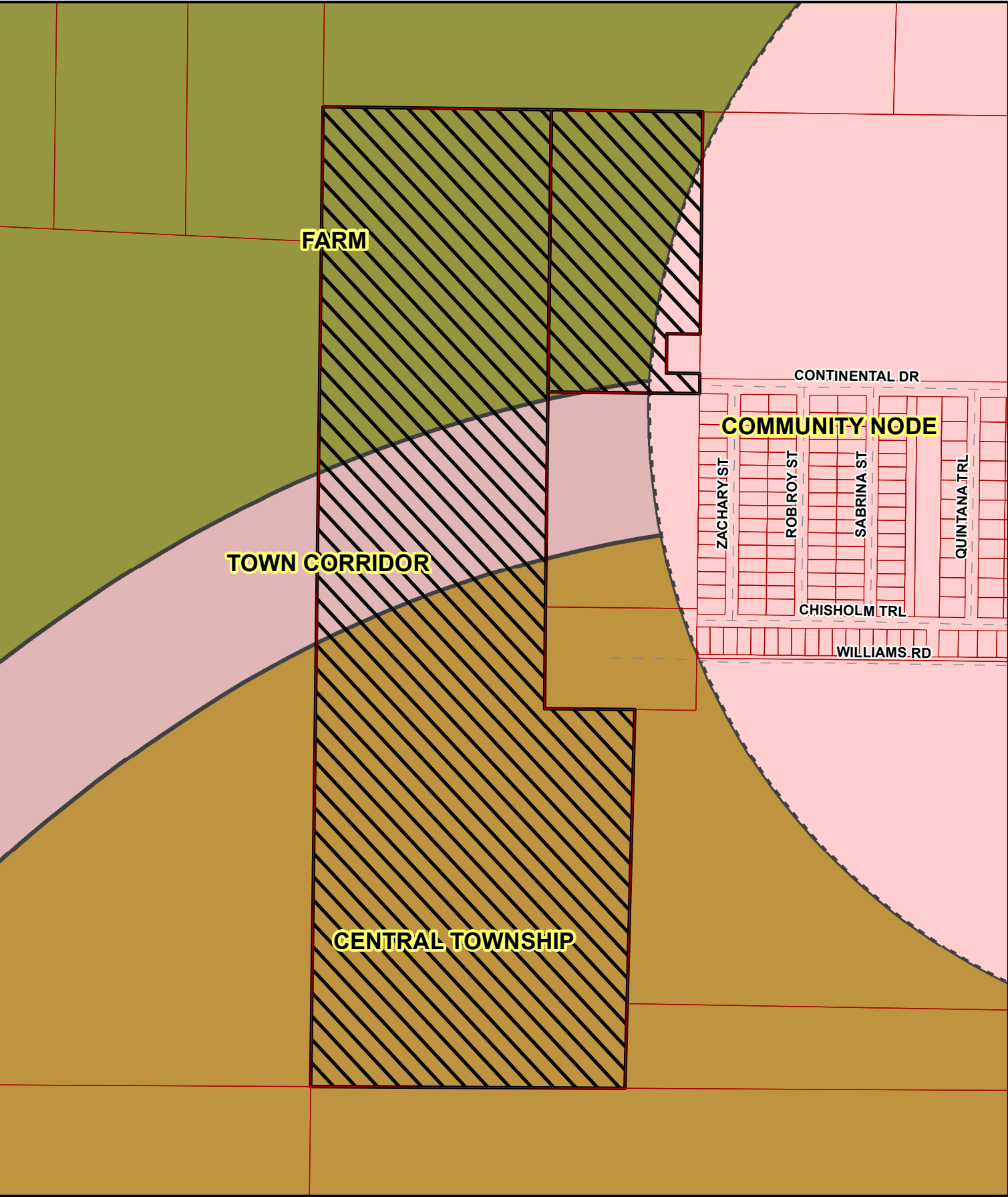
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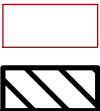
Ownership
Site Location

1 inch = 500 feet

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