



# City of San Antonio

## Legislation Details (With Text)

**File #:** 14-1628

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 8/21/2014

**Title:** PLAN AMENDMENT #14041 (District 2): An Ordinance amending the future land use plan contained in the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 6.884 acres out of NCB 35132 located on a portion of the 6200 Block of US Highway 87 and the 2700 - 2800 Blocks of Foster Meadows Drive, from Community Commercial land use to Low Density Residential land use. Staff recommends approval. The Planning Commission recommendation is pending the August 13, 2014 public hearing. (Associated Zoning Case # Z2014145)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PA 14041\_Resolution\_Unsigned, 2. PA 14041\_Adopted and Proposed Land Use Maps, 3. Ordinance 2014-08-21-0620

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 2

**SUBJECT:**

Plan Amendment 14041

**SUMMARY:**

An Ordinance amending the future land use plan contained in the **Eastern Triangle Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of 6.884 acres out of NCB 35132 located on a portion of the 6200 Block of US Highway 87 and the 2700 - 2800 Blocks of Foster Meadows Drive, from **Community Commercial** land use to **Low Density Residential** land use.

The Department recommends approval. The Planning Commission recommendation is pending the August 13, 2014 public hearing. The overall surrounding area of the subject property is consistent and compatible with the proposed land use. The proposed amendment to the Low Density Residential land use classification is consistent with the Eastern Triangle Community Plan.

**BACKGROUND INFORMATION:**

**Case Manager:** Ernest Brown, Planner

**Applicant:** Steve Presley, Trustee of the Nancy Jane Schaefer Non-GST Exempt

**Owner:** Steve Presley, Trustee of the Nancy Jane Schaefer Non-GST Exempt Trust

**Property Location:** 6.884 acres out of NCB 35132 on a portion of the 6200 Block of US Highway 87 and the 2700-2800 Block of Foster Meadow

**Acreage:** 6.884

**Current Land Use of site:** Vacant land

**Adjacent Land Uses:**

**N:** Designated Community Commercial; occupied by Vacant land

**E:** Designated Community Commercial and Agricultural; occupied by Vacant land

**S:** Designated Low Density Residential and Agricultural; occupied by Vacant land and Church

**W:** Designated Community Commercial and Low Density Residential; occupied by Vacant land, and Single Family Residential

**ISSUE:**

The proposed zoning is not consistent with the future land use plan and requires that the applicant request a plan amendment.

**Comprehensive Plan Analysis**

**Comprehensive Plan Component:** Eastern Triangle Community Plan

**Plan Adoption Date:** May 21, 2009

**Update History:** None

**Plan Goals:**

**OVERALL GOAL:** A well maintained community with a diverse housing stock that meets the needs of current and future residents through all stages of life

**Goal 12:** Quality housing

**Goal 13:** Well-maintained neighborhoods and housing stock

**LAND USE ANALYSIS:**

The subject property is located south of US Highway 87 East and eastside of Foster Meadow with frontage on Foster Meadow. The subject property is classified as Community Commercial in the Eastern Triangle Community Plan.

The Eastern Triangle Community Plan identifies the total number of housing units. It defines the rate of housing growth not at the same level as San Antonio overall. Additionally, median owner occupied housing values in the Eastern Triangle grew at a smaller rate than in the city overall while median rental values increased at a greater rate than the city overall. The predominant housing type in the Eastern Triangle is single family housing consisting of approximately 74% of the total housing stock. The plan's intent is to encourage an increase in owner occupied housing in the area through a diverse housing stock.

The subject property is located in a 2008 City-Owner agreed Preliminary Overall Area Development Plan known as the Foster Meadow POADP. The preliminary overall area development plan (POADP) is a mechanism which enables city and developer collaboration to enhance the planning process. The POADP is intended to be a flexible plan which is an overview of the subdivider's intended land development. This plan amendment is part of a larger tract located within the aforementioned POADP. The subject property as it exists in the POADP is a portion of a tract identified as commercial, high density residential and light industrial. Therefore the Eastern Triangle paralleled the POADP intent for development. The POADP also serves as a source of information for the city to be used in its planning activities.

Reclassification of the subject property to Low Density Residential is intended to diversify the existing housing market of the area. The existing area is predominately single family residential ranging from starter homes to a Planned Unit Developments (PUD). The POADP as well as the Eastern Triangle Community Plan identifies

commercial development fronting Highway 87 East. The new development of the site will continue with the intent of the POADP and the Eastern Triangle Community Plan by diversifying and expanding the housing market within the Goals of the Eastern Triangle Community Plan.

Low Density Residential includes single-family houses on individual lots with/without attached or detached accessory dwelling units, such as granny flats, garage apartments and “echo” (elder cottage housing opportunity) units. Only one accessory dwelling is appropriate per lot and the accessory structure should reflect the appearance of the main structure. All off-street parking and vehicle use areas adjacent to residential uses should include buffer landscaping, lighting, and signage controls. Certain non-residential activities such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy access. This form of development should typically be oriented toward the center of the neighborhood and located away from major arterials. The subject property is conducive to the goals and objective of the plan. It abuts open space and a community facility as well as property with the intent of community commercial development identified by the POADP and the Eastern Triangle Community Plan. The proposed development will facilitate support for the Community Commercial land use. The subject property is in the East Central ISD with a school within walking distance. The subject property also abuts a church and is within walking distance of a community park.

#### **TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

The City’s Major Thoroughfare Plan identified U.S. Highway 87 East as a Primary Arterial Type A roadway. The nearby Foster Road that intersects U.S. Highway 87 East, east of the subject property, is identified by the Major Thoroughfare Plan as a Secondary Arterial Type A roadway. Foster Meadows is a collector that intersects U.S. Highway 87 East on the south side. The subject property is located approximately one block south of the U.S. Highway 87 East on Foster Meadows. A VIA bus stop is located near the subject property. VIA’s line route 30 operates along Frost Meadows. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

#### **COMMUNITY FACILITIES ANALYSIS:**

The requested land use change should not create any additional demand for community facilities. Rather, it will support the existing community facilities in the area.

#### **ALTERNATIVES:**

No action will maintain the current future land use classification of Community Commercial.

#### **FISCAL IMPACT:**

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate action by the City or partnering agencies.

#### **DEPARTMENT RECOMMENDATION:**

Approval. The Low Density Residential is consistent with the existing use of the properties within the area and the established POADP development intent. This location is suitable for proposed Low Density Residential land use as encouraged by the goals and objectives of the Eastern Triangle Community Plan. The proposed amendment is intended to develop the subject property with single family residential dwellings on individual lots. The proposed amendment would provide an increase to the diversity of housing stock.

#### **PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: August 13, 2014

Staff recommends approval. Planning Commission recommendation pending the August 13, 2014 public hearing. Unsigned Resolution Attached

Newspaper Publication Date of Public Hearing: August 13, 2014

No. of notices mailed 10 days prior to Public Hearing: 15 to owners of property within 200 feet; 23 to planning team members and 1 to applicant.

Registered Neighborhood Association (s) notified: There is no registered neighborhood association within 200 feet of subject property.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014145**

Current zoning: "C-2" Commercial District

Propose zoning: "R-4" Residential Single-Family District

Zoning Commission Public Hearing Date: August 19, 2014

Staff recommends approval. Zoning Commission recommendation pending the August 19, 2014 public hearing.