



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-4551

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 9/6/2016

**Title:** ZONING CASE # Z2016214 (Council District 2): A request for a change in zoning from "R-6" Residential Single-Family District to "R-4 " Residential Single-Family District on 7.672 acres out of NCB 35132, located in the 3300 Block of Foster Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16061)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2016-214 Location Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2016214  
(Associated Plan Amendment 16061)

**SUMMARY:**

**Current Zoning:** "R-6" Residential Single-Family District

**Requested Zoning:** "R-4" Residential Single-Family District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 6, 2016

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** LGI Homes-Texas

**Applicant:** LGI Homes-Texas

**Representative:** Patrick W. Christensen, Attorney at Law

**Location:** 3300 Block of Foster Road

**Legal Description:** 7.672 acres out of NCB 35132

**Total Acreage:** 7.672

**Notices Mailed**

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** None.

**Applicable Agencies:** None.

**Property Details**

**Property History:** The subject property was annexed in December of 2000 and was originally zoned "Temporary R-1" Single-family Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "R-6" Residential Single-Family District.

**Topography:** The subject property is relatively flat and has no physical characteristics that are likely to affect the development. There is a floodplain located between two areas designated for development.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-2

**Current Land Uses:** Vacant Land

**Direction:** South

**Current Base Zoning:** R-6

**Current Land Uses:** Floodplain and Vacant Land

**Direction:** East

**Current Base Zoning:** R-6

**Current Land Uses:** Single-Family Residences

**Direction:** West

**Current Base Zoning:** R-6

**Current Land Uses:** Vacant Land, Single-Family Residences

**Overlay and Special District Information:** None

**Transportation**

**Thoroughfare:** Foster Road

**Existing Character:** Secondary Arterial, one lane in each direction.

**Proposed Changes:** Secondary Arterial Type A, 86 foot right of way.

**Public Transit:** VIA bus route # 30 operates along U.S. Highway 87.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** Dwelling: Minimum Parking Requirement: 1 per unit.

Maximum Parking Requirement: None

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the zoning request will result in the subject property retaining the “R-6” Residential Single-Family base zoning.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval, pending Plan Amendment.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The subject property is located within the Eastern Triangle Community Plan and is currently designated as Agriculture and Parks/Open Space in the future land use component of the plan. The requested “R-4” zoning is not permitted under the current land use designation. The applicant has applied for a Plan Amendment to change the land use classification to Low Density Residential. Staff and Planning Commission recommend approval.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The current and proposed zoning are suitable and are in character with the surrounding area.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety or welfare.

**5. Public Policy:**

The request does not appear to conflict with any public policy objective. The zoning change request meets the goal of the Eastern Triangle Community Plan by encouraging the utilization of available land to develop single family homes.

**6. Size of Tract:**

The subject property measures 7.672 acres and is sufficient to accommodate the proposed use and parking requirements.

**7. Other Factors:**

This zoning request seeks to rezone additional acreage that was previously left out of a previous zoning case which was approved on September 14, 2014. After further study of the property, the applicant has determined that the subject property is buildable and will not be negatively impacted by the nearby floodplain.

