



City of San Antonio

Agenda Memorandum

File Number: 14-1621

Agenda Item Number: Z-2.

Agenda Date: 8/21/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Zoning Case Z2014145

SUMMARY:

Current Zoning: "C-2" Commercial District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 19, 2014

Case Manager: Pedro Vega, Planner

Property Owner: FARMCO Trust (by Victor Driscoll, Trustee) and Nancy Jane Schaefer Non-GST Exempt Trust (by Steve Presley, Trustee)

Applicant: FARMCO Trust (by Victor Driscoll, Trustee) and Nancy Jane Schaefer Non-GST Exempt Trust (by Steve Presley, Trustee)

Representative: P.W. Christensen, PC (c/o Patrick W. Christensen)

Location: Portions of the 6200 Block of US Highway 87 and the 2700 - 2800 Blocks of Foster Meadows Drive

Legal Description: 6.884 acres out of NCB 35132

Total Acreage: 6.884

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: None

Planning Team Members: Eastern Triangle Community Plan - 27

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in December of 2000, per Ordinance 92906 and was originally zoned Temp "R-1" Single-family Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to "R-6" Residential Single-Family District. In May of 2009, the property was rezoned to "C-2" Commercial District.

The property is undeveloped and is not platted in its current configuration.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: Northeast and Southeast

Current Base Zoning: "C-2"

Current Land Uses: Vacant Land

Direction: Southwest

Current Base Zoning: "R-6"

Current Land Uses: Vacant Land, Church and Single-Family Dwellings

Direction: Northwest across Foster Meadows Drive

Current Base Zoning: "R-6" and "C-2"

Current Land Uses: Single-Family Dwellings and Office/Commercial Yard

Transportation

Thoroughfare: Foster Meadows Drive

Existing Character: Collector Street; one lane in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: US Highway 87

Existing Character: Primary Arterial Type A; divided roadway with two lanes in each direction without sidewalks

Proposed Changes: None known

Public Transit: The VIA bus line 30, operates along Foster Meadows Drive.

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

Parking Information: Off-street vehicle parking requirements for single-family dwelling are a minimum of 1 space per unit, with no maximum parking.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current commercial zoning, restricting

future land uses to those permissible in the “C-2” zoning district.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

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

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 “Community Commercial” in the Future Land Use Plan. Therefore, the requested zoning district is inconsistent with the plan. The applicant has submitted a Master Plan Amendment 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. The "R-4" Residential Single-Family District is intended to develop the subject property with single-family residential dwellings on individual lots.

3. Suitability as Presently Zoned:

The current "C-2" Commercial District and proposed "R-4" Residential Single-Family District are both appropriate for the subject property or the surrounding neighborhood.

4. Health, Safety and Welfare:

Staff finds no possible negative effects on the health, safety and welfare of the surrounding neighborhood due to the proposed "R-4" Residential Single-Family District.

5. Public Policy:

Should the plan amendment request be approved, the request does not appear to conflict with any public policy objective.

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.

6. Size of Tract:

The subject property is 6.884 acres in size, which should be able to reasonably accommodate the proposed single-family development. The “R-4” Residential Single-Family District carries a minimum lot size of 4,000 square feet and allows a maximum of 11 dwelling units per acre.

Should the zoning change request be approved, the subject property will accommodate a maximum of 75 dwelling units.

7. Other Factors:

The Low Density Residential is consistent with the existing use of the properties within the area. This location

is suitable for proposed Low Density Residential land use as encouraged by the goals and objectives of the Eastern Triangle Community Plan.