



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-4498

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 8/24/2016

**Title:** PLAN AMENDMENT # 16061 (Council District 2): A request by LGI Homes-Texas, LLC, for approval of a resolution to amend 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 on 7.672 acres out of NCB 35132, located in the 3300 Block of Foster Road from "Agriculture" and "Parks/Open Space" to "Low Density Residential." Staff recommends Approval. (Associated Zoning Case Z2016214) (Mary Moralez-Gonzales, Planner (210) 207-5550, mary.moralez-gonzales@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps- PA\_16061, 2. Amend\_16061\_EasternTriangle\_B&W\_Aerial, 3. PC Resolution Draft

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

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 16061  
(Associated Zoning Case Z2016214)

**SUMMARY:**

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

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

**Current Land Use Category:** Agriculture and Park/Open Space

**Proposed Land Use Category:** Low Density Residential

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** August 24, 2016

**Case Manager:** Mary Moralez-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

**Transportation**

**Thoroughfare:** Foster Road

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None known

**Public Transit:** VIA bus route # 30 operates to the north along US Highway 87.

**ISSUE:**

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

**Update History:** None

**Goal 12:** Develop more good, very good, and excellent quality or better constructed housing for all residents, from young adults to the elderly, within the planning area.

**Comprehensive Land Use Categories**

**Agriculture:** Agriculture uses provide primarily for the preservation of crop agriculture, ranching, and related agribusiness practices. Limited commercial uses directly serving agriculture uses, such as farmers markets, nurseries, and bed and breakfasts, are permitted. Single-family residential units are permitted on agricultural and ranch lands. Where residential uses are permitted, conservation subdivision design is encouraged to conserve open space and provide for continuation of agricultural uses.

**RELATED ZONING DISTRICTS:** RP & FR

**Parks/Open Space:** Parks / Open Space includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks /Open Space include flood plains, utility corridors; public and private land uses that encourage outdoor passive or active recreation. Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.

**RELATED ZONING DISTRICTS:** Varies

**Comprehensive Land Use Categories**

**Low Density Residential:** Low Density Residential Development includes Single Family Residential Development on individual lots. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

**RELATED ZONING DISTRICTS:** RP, RE, FR, RD, R-20, NP-15, NP-10, NP-8, R-6, R-5, R-4, & PUD

### **Land Use Overview**

Subject Property

#### **Future Land Use Classification**

Agriculture and Parks/Open Space

#### **Current Use**

Vacant Land

North

#### **Future Land Use Classification**

Low Density Residential and Community Commercial

#### **Current Use**

Vacant Land

East

#### **Future Land Use Classification**

Low Density Residential, Parks/Open Space, Agriculture

#### **Current Use**

Vacant Land

South

#### **Future Land Use Classification**

Agriculture, Parks/Open Space, Low Density Residential

#### **Current Use**

Vacant Land

West

#### **Future Land Use Classification**

Agriculture, Low Density Residential, Parks/Open Space

#### **Current Use**

Vacant Land

### **LAND USE ANALYSIS:**

The subject property is currently vacant and is surrounded by single-family residential uses. The property directly to the east and west of the subject property was part of a previously approved plan amendment to Low Density Residential. The current owner is applying to amend the future land use classification of approximately 7.672 acres from Agriculture and Parks/Open Space to Low Density Residential for the development of single-family homes. The proposed plan amendment and associated zoning change request follow the current pattern for development of the area and support the goals of the Eastern Triangle Community Plan to develop housing for all residents, from young adults to the elderly, within the planning area.

### **ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the Eastern Triangle Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

### **FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Staff recommends Approval. The proposed amendment to the Low Density Residential land use classification will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the existing surrounding pattern of development and will contribute to the goal of the Eastern Triangle Community Plan of developing quality housing.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016214**

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

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

Zoning Commission Hearing Date: September 6, 2016