



City of San Antonio

Agenda Memorandum

File Number:16-2646

Agenda Item Number: Z-2.

Agenda Date: 5/5/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2016102

SUMMARY:

Current Zoning: "MF-33" Multi-Family Residential District and "R-5" Single-Family Residential District

Requested Zoning: "PUD R-5" Planned Unit Development Single-Family Residential District with a decrease in the perimeter setback line

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 5, 2016. This case is continued from the March 15, 2016 hearing.

Case Manager: Ernest Brown, Planner

Property Owner: Marcus P. Rogers, Administrator of the Estates of Salvador and Genoveva Garza

Applicant: Marcus P. Rogers

Representative: Brown & Ortiz, PC (c/o James Griffin)

Location: 5126 and 5130 Vance Jackson

Legal Description: Lot 13 and P-102, NCB 11641

Total Acreage: 10.214

Notices Mailed

Owners of Property within 200 feet: 43

Registered Neighborhood Associations within 200 feet: Vance Jackson Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952. A portion of the subject property Lot P-102 was originally zoned “A” Single-Family District and Lot 13 was Temporary “A” Single-Family District. In 1957 Lot 13 was rezoned to “D” Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “R-5” Residential Single-Family District for Lot P-102 and “MF-33” Multi-Family District for Lot 13. A portion of the subject property NCB 11641, Lots 13 was platted in 1956 (volume 4181, page 25 of the Deed and Plat Records of Bexar County, Texas) and NCB 1164, Lot P-102 is not. The totality of the subject property is not platted in its proposed current configuration. The subject property is developed with a 5,026 square foot detached porch built in 2001 and a 7,191 single-family structure with a 2,000 square foot residential miscellaneous shed built in the year 2000.

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, Northwest

Current Base Zoning: R-5

Current Land Uses: Single-Family Residential

Direction: Southeast

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential

Direction: Southwest

Current Base Zoning: R-6, R-5

Current Land Uses: Single-Family Residential

Transportation

Thoroughfare: Vance Jackson

Existing Character: Secondary Arterial, Type A; two lanes each direction, with sidewalk on both sides

Proposed Changes: None known

Thoroughfare: Algrita, Catanet, Talba, Callaghan Road

Existing Character: Local, Type A; one lane each direction with sidewalks on both sides.

Proposed Changes: None known

Public Transit: The nearest VIA bus line to the subject property is the 96 and 602 which operate along Vance Jackson.

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 are typically determined by the type of use and building size. The zoning application refers to Single-Family Residential.

Minimum Parking Requirement: 1 per unit;

Maximum Parking Requirement: NA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend Approval.

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 North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The proposed “PUD R-5” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The existing base zoning “R-5” is consistent with the surrounding base zoning district.

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 proposed request does meet the North Sector Plan’s land use goal to promote a variety of housing types that include residential clustering that would enhance quality housing within the community.

Planned Unit Developments provide flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography.

The North Sector Plan encourages such developments conducive to Low Impact Development (LID).

6. Size of Tract:

The subject property measures a 10.214 acre tract and is sufficient to accommodate the proposed Residential Single-Family subdivision development and parking requirements.

7. Other Factors:

The applicant is requesting a decrease of the perimeter setback line. Planned Unit Developments (PUDs) for residential uses require a 20 foot perimeter setback. However, City Council may approve lesser perimeter

setbacks for a Planned Unit Development, considering physical features such as the location of trees, waterways, steep slopes, other buffers and or compatibility of the PUD with adjacent land uses. The applicant will be submitting a site plan which indicates varying setbacks of 5 feet to 10 feet in order to accommodate the preservation of trees. Staff has no objection to the stated request.