



City of San Antonio

Agenda Memorandum

File Number: 17-2920

Agenda Item Number: 10.

Agenda Date: 5/2/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2017132

SUMMARY:

Current Zoning: "PUD MF-18" Planned Unit Development Limited Density Multi-Family Residential District and "PUD MF-33" Planned Unit Development Multi-Family Residential District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 2, 2017

Case Manager: Kayla Leal, Planner

Property Owner: CalAtlantic Homes of Texas, Inc.

Applicant: KFW Engineers and Surveying

Representative: KFW Engineers and Surveying

Location: 6430 Babcock Road

Legal Description: P-57F and P-57, NCB 15823 and Lot 3, Block 1, NCB 17247

Total Acreage: 5.592

Notices Mailed

Owners of Property within 200 feet: 57

Registered Neighborhood Associations within 200 feet: Tanglewood Residents' Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 31, 1984 (Ordinance #59772) and zoned “R-3” Multiple Family Residence District and “B-2” Business District. Upon adoption of the 2001 Unified Development Code, the zoning converted to “MF-33” Multi-Family District and “C-2” General Commercial District, respectively. In 2007, the whole subject property was rezoned to “PUD MF-33” Planned Unit Development Multi-Family District by Ordinance 2007-01-18-0101. In 2008, a portion of the subject property was rezoned to “C-3NA” General Commercial Nonalcoholic Sales District by Ordinance 2008-06-05-0495. In 2012, this same portion of property was changed to “PUD MF-18” Planned Unit Development Limited Density Multi-Family District by Ordinance 2012-05-17-0372. This has led to the property being currently split-zoned as “PUD MF-33” Multi-Family Planned Unit Development District and “PUD MF-18”.

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: North

Current Base Zoning: MF-33, C-3NA

Current Land Uses: Plant Interscapes and a vacant lot

Direction: East

Current Base Zoning: C-2, C-3

Current Land Uses: Vacant Lots, Vacant Building, Parking Lot, Retail Center

Direction: South

Current Base Zoning: PUD R-4, C-3NA, C-3

Current Land Uses: Single-Family Residences, Parking Lot, Retail Center

Direction: West

Current Base Zoning: RM-4, R-5

Current Land Uses: Single-Family Residences

Overlay and Special District Information: None.

Transportation

Thoroughfare: Babcock Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known.

Public Transit: The nearest VIA bus stop is #92323 within walking distance of the subject property at the intersection of Babcock Road and Spring Time Road which is north of the property. However, the sidewalks along the walking route are minimal and not consistent.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required.

Parking Information: A single-family detached dwelling requires a minimum of 1 parking space per unit and does not have a maximum.

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 recommends 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 Future Land Use Plan and is currently designated as Suburban Tier in the land use component of the plan. The requested “R-4” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. The request to rezone to “R-4” is decreasing the density that could potentially be developed on the property with the current “MF-18” and “MF-33” zoning.

3. Suitability as Presently Zoned:

The existing “MF-18” and “MF-33” base zoning district is not appropriate for the surrounding area because the density would be too intense and change the characteristic of the surrounding area. The single-family residential to the west and south of the property make the rezoning request to “R-4” appropriate for the area.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The rezoning to a residential single-family district will reduce the density of housing that can be placed on the property which will not cause adverse effects on the surrounding area’s health, safety, or welfare.

5. Public Policy:

The request does not appear to conflict with any public policy objective since it is consistent with the adopted land use plan.

6. Size of Tract:

The subject property measures 5.592 acres which should reasonably accommodate the uses permitted in “R-4” Single-Family Residential District.

7. Other Factors:

None.

