



City of San Antonio

Agenda Memorandum

File Number: 14-2634

Agenda Item Number: Z-14.

Agenda Date: 11/6/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT:

Zoning Case Z2014226

SUMMARY:

Current Zoning: "RM-4" Residential Mixed District

Requested Zoning: "R-5" Residential Single-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 16, 2014

Case Manager: Brenda V. Martinez, Planner

Property Owner: Velma Development, LLC (Gordon Hartman)

Applicant: KFW Engineers and Surveying (George Weron, P. E. / Burt Wellmann, P. E.)

Representative: KFW Engineers and Surveying (George Weron, P. E. / Burt Wellmann, P. E.)

Location: Portions of the 8800 - 8900 Blocks of Southeast Loop 410

Legal Description: 9.064 acres out of NCB 10847

Total Acreage: 9.064

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: None

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property is currently undeveloped and was annexed in 1957. The subject property was originally zoned “B” Residence District. In a 1974 zoning case, the property was rezoned to “I-1” Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “I-1” General Industrial District. In a 2003 zoning case, the property was rezoned to “PUD RM-4” Planned Unit Development Residential Mixed District, “C-2” Commercial District and “C-3” General Commercial District. In a 2011 zoning case, the property was rezoned to “RM-4” Residential Mixed District.

The property owner is proposing to construct 45 single-family residences.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “I-1” and “RM-4”

Current Land Uses: Vacant Land and Single-Family Residences

Direction: South

Current Base Zoning: “I-1”

Current Land Uses: Warehouse

Direction: West

Current Base Zoning: “I-1”

Current Land Uses: Golf Course

Overlay and Special District Information: None

Transportation

Thoroughfare: Southeast Loop 410

Existing Character: Freeway; 8 lanes

Proposed Changes: None known

Thoroughfare: Fort Bend

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: There is no mass transit service currently available to the subject property.

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: Single-family residential uses are generally required to provide at least one parking space per dwelling unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current residential mixed zoning, restricting future land uses to those permissible in the “RM-4” zoning district.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (9-0) 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 not located within a Neighborhood, Community or Sector Plan area; therefore a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

Both the current and requested zoning districts are appropriate as the surrounding land uses in the area are both commercial and residential in nature. Although single-family residential uses are not encouraged with frontage along an arterial thoroughfare, the size of the subject property will allow the development of internal residential streets for future residential lots. This residential development is the final undeveloped phase of a five phase master development plan referred to as Republic Oaks Subdivision.

Additionally, a RM-4 development consisting of 10 or more lots in any one project is required to have a mixture of housing types. The applicant is proposing to only construct single-family residences.

4. Health, Safety and Welfare:

Staff has found no indication of a likely negative influence on public health, safety or welfare in relation to this zoning change request.

5. Public Policy:

The request does not appear to conflict with any established public policy.

6. Size of Tract:

The subject property is 9.064 acres, which is large enough to accommodate the uses permitted in the “R-5” district.

7. Other Factors:

None.