



CITY OF SAN ANTONIO
Request for Council Action

Agenda Item # Z-2
Council Meeting Date: 2/19/2009
RFCA Tracking No: R-4511

DEPARTMENT: Planning & Development
Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 8

SUBJECT:
Zoning Case Z2008193

SUMMARY:
From "R-20" Residential Single-Family District to "PUD R-6" Planned Unit Development Residential Single-Family District.

BACKGROUND INFORMATION:
Zoning Commission Meeting: December 16, 2008

Applicant: Brown & Ortiz, P. C.

Owner: Ted and Jerelene Lee

Property Location: 11327 Dreamland

Lots 1, 2, 3, and 4, Block 1, NCB 11670

The west corner of Dreamland and Lockhill Selma Road.

Proposal: To allow residential development.

Neighborhood Association: Whispering Oaks Neighborhood Association is within 200 feet.

Neighborhood Plan: None

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

ISSUE:

The Whispering Oaks Neighborhood Association, which is within 200 feet of the subject property, is opposed to the zoning request. More than 20% of property owners within 200-feet have submitted their written opposition to this zoning request; therefore, this case will require a super-majority vote from City Council in order to be approved.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-20" Residential Single Family District zoning, restricting future land use to single family detached dwellings at a maximum of 2 units per acre.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (8-0, 1 Abstention) recommend denial.

The subject property is located on the west corner of Dreamland and Lockhill-Selma Road, and is currently undeveloped. The subject property was annexed in 1968, and is approximately 3.432 acres in size. Upon annexation, the subject property was zoned "A" Single Family Residence District. In a 1991 City-initiated large-area rezoning case, the subject property was rezoned to "R-8" Large Lot Home District. Upon the adoption of the 2001 Unified Development Code, the previous zoning district converted to the current "R-20" Residential Single-Family District. Surrounding zoning includes "R6 NCD-4" Residential Single-Family Whispering Oaks Neighborhood Conservation District to the northwest, "PUD MF-25" Planned Unit Development Multi-Family District to the north, "MF-33" Multi-Family District to the east, "R-6" Residential Single-Family District to the south, and "R-20" Residential Single-Family District to the southwest. Surrounding land uses include single-family homes to the northwest, west and south; undeveloped land to the north; and apartments to the east.

Staff finds the requested zoning to be inappropriate, as the allowed density would be out of character with the surrounding neighborhood. While much of the surrounding residential development is zoned "R-6", most lots are 10,000 square feet or larger. Large lots are a defining characteristic of single-family residential development in the area. The parcels along the northwest side of Dreamland were zoned specifically to preserve the large-lot development along that side of the street.

The current "R-20" zoning would allow development of up to 7 units on the subject property (approximately 2 units per acre). The requested "PUD R-6" zoning would allow development of approximately 17 units on the subject property (5 units per acre). If the requested zoning is approved, a PUD plan must be reviewed and approved by the Planning Commission prior to development of the site.

The PUD Planned Unit Development District is established to provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan. The PUD Plan requirement is meant to protect adjacent properties and to encourage the preservation and enhancement of natural amenities and cultural resources; to protect the natural features of a site that relate to its topography, shape and size; and to provide for a minimum amount of open space. In addition, the Planned Unit Development District is designed to provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; while also allowing for private streets and gated entrances for new subdivisions. Staff's objections to the requested zoning are based on the "R-6" base zone, not the "PUD" classification.

ATTACHMENT(S):

File Description	File Name
Location Map	Z2008-193.pdf
Zoning Commission Minutes	Z2008193.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Roderick Sanchez Director Planning & Development Services

APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager