



# City of San Antonio

## Agenda Memorandum

**File Number:**20-5383

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**Agenda Item Number:** 5.

**Agenda Date:** 9/15/2020

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 7

**SUBJECT:**

Zoning Case Z-2020-10700178

**SUMMARY:**

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

**Requested Zoning:** "MF-18" Limited Density Multi-Family District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 15, 2020. This case is continued from the September 1, 2020 zoning hearing.

**Case Manager:** Justin Malone, Planner

**Property Owner:** Petro-Steele Development Inc

**Applicant:** Village Capital Corporation

**Representative:** Brown and Ortiz, P.C.

**Location:** Generally located in the 11000 block of Bandera Road

**Legal Description:** 13.141 acres out of NCB 15664

**Total Acreage:** 13.141

**Notices Mailed**

**Owners of Property within 200 feet:** 63

**Registered Neighborhood Associations within 200 feet:** Braun Oaks HOA

**Applicable Agencies:** Texas Department of Transportation

## **Property Details**

**Property History:** The subject property was annexed into the City of San Antonio on December 9, 1993, established by Ordinance 79,038 and it was zoned “R-1” Single Family District. The subject property converted from “R-1” to “R-6” Residential Single-Family District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001.

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

## **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “C-2NA”, “C-2”

**Current Land Uses:** Telescope Store, Preschool

**Direction:** East

**Current Base Zoning:** “C-2”

**Current Land Uses:** Self-Storage Facility, Day Care Center, Restaurant, Gas Station

**Direction:** West

**Current Base Zoning:** “R-5”

**Current Land Uses:** Single-Family Residential

**Direction:** South

**Current Base Zoning:** “R-6”, “C-3”

**Current Land Uses:** Single-Family Residential, Gas Station

## **Overlay and Special District Information:**

None

## **Transportation**

**Thoroughfare:** Bandera Road

**Existing Character:** Arterial

**Proposed Changes:** None

**Public Transit:** VIA bus routes are within walking distance of the subject property (Route 605)

**Traffic Impact:** A Traffic Impact Analysis (TIA) is cannot be determined at this time.

**Parking Information:** The parking minimum for a multifamily development is 1.5 spaces per unit.

## **ISSUE:**

None.

## **ALTERNATIVES:**

**Current:** The current zoning district designation of “R-5” is intended to provide for Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, as well as public and private schools.

**Proposed:** The proposed zoning district designation of “MF-18” is designed to allow Limited Density Multi-

Family dwellings, single-family dwellings (detached, attached, or townhouse), two-family dwellings, three-family dwellings, four-family dwellings, row-house or zero-lot line dwellings, with a maximum density of 18 units per acre, assisted living home, skilled nursing facility, foster family home, as well as public and private schools.

The applicant is requesting “MF-18” to develop a multi-family community consisting of 220 total units.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is not part of a Regional Center and is not within a premium transit corridor.

**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 Northwest Community Plan and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “MF-18” base zoning district is consistent with the future land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed “MF-18” Limited Density Multi-Family is an appropriate transition between the existing “C-2” Commercial District and “C-3” General Commercial along the Bandera Road Corridor.

**3. Suitability as Presently Zoned:**

The current “R-6” zoning is appropriate for the property and surrounding area. The proposed “MF-18” Limited Density Multi-Family is a low-density residential option that acts as a transition to the existing commercial and residential. It is also suitable along a busy corridor like Bandera Road and provides an alternative housing option.

**4. Health, Safety and Welfare:**

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The proposed rezoning does not appear to conflict with the goals, principles, and objectives of the Northwest Community Plan.

The requested “MF-18” base zoning districts is consistent with the future land use designation of “Medium Density Residential.”

**6. Size of Tract:**

The subject property is 13.141 acres, which could reasonably accommodate limited density multifamily use.

**7. Other Factors:**

Per the current acreage at 18 units per acre there is a potential for 237 units. However, the applicant is

proposing a limited density multi-family development of only 220 units.