



# City of San Antonio

## Agenda Memorandum

**File Number:**21-1062

---

**Agenda Item Number:** 22.

**Agenda Date:** 1/19/2021

**In Control:** Zoning Commission

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 7

**SUBJECT:** Zoning Case Z2020-10700287

**SUMMARY:**

**Current Zoning:** "R-4" Residential Single-Family District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** January 19, 2021

**Case Manager:** Lorianne Thennes, Planner

**Property Owner:** Ridge DB, LLC

**Applicant:** Ridge DB, LLC

**Representative:** Killen, Griffin & Farrimond, PLLC

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

**Legal Description:** 7.385 acres out of NCB 34479

**Total Acreage:** 7.385 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 50

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the city by Ordinance 96549, dated December 31, 2002 and was originally zoned “R-4” Residential Single-Family District.

**Topography:** A thin strip on the eastern portion of the subject property falls within the flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “R-4”

**Current Land Uses:** Single-family dwellings

**Direction:** East

**Current Base Zoning:** “RM-4”

**Current Land Uses:** Vacant

**Direction:** South

**Current Base Zoning:** “OCL”

**Current Land Uses:** Single-family dwellings

**Direction:** West

**Current Base Zoning:** “R-4”

**Current Land Uses:** Single-family dwellings

**Overlay and Special District Information:**

None

**Transportation**

**Thoroughfare:** Braun Road

**Existing Character:** Local

**Proposed Changes:** None

**Thoroughfare:** Alyssum Field

**Existing Character:** Local

**Proposed Changes:** None

**Public Transit:** There are no VIA bus routes within walking distance of 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:** The minimum parking requirement for multi-family dwellings is 1.5 space per unit.

**ISSUE:** None.

**ALTERNATIVES:**

**Current:** The current “R-4” Residential Single-Family District provides areas for medium to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

**Proposed:** The proposed “MF-18” Limited Density Multi-Family District is the designation for a multi-family use with a maximum density of up to eighteen (18) units per acre, depending on unit size. An "MF-18" district designation may be applied to a use in a residential neighborhood that contains a mixture of single-family and multi-family uses or in an area for which limited density multi-family use is desired. An "MF-18" district may be used as a transition between a single-family and higher intensity uses.

**FISCAL IMPACT:** None.

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

The property is not within a regional center or 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 West Sector Plan and is currently designated as “Suburban Tier.” The requested “MF-18” 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 consistent with the existing “R-4” Residential Single-Family and “RM-4” Residential Mixed Districts.

**3. Suitability as Presently Zoned:**

The current “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “MF-18” is also appropriate for the property and surrounding area and will provide a diverse housing alternative for the area.

**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 following goals, principles, and objectives of the West Sector Plan:

Goal HOU-1: Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan

Goal HOU-1.2: Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood

Goal HOU-2: New housing developments locate near existing community facilities, schools, and physical infrastructure (e.g., streets, water, sewer, etc.) with sufficient capacity to serve new developments

**6. Size of Tract:**

The subject property is 7.385 acres, which could reasonably accommodate residential condominium units.

**7. Other Factors:**

The applicant is proposing fifty-nine (59) residential units.