City of San Antonio

Legislation Details (With Text)

File #:	20-5383
Type:	Zoning Case
	In control: Zoning Commission
On agenda:	9/15/2020
Title:	(Continued from 09/01/2020) ZONING CASE Z-2020-10700178 (Council District 7): A request for a change in zoning from "R-6" Residential Single-Family District to "MF-18" Limited Density Multi-Family District on 13.141 acres out of NCB 15664, generally located in the 11000 block of Bandera Road. Staff recommends Approval. (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov; Development Services Department)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Map

Date	Ver.	Action By	Action	Result

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.

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