



City of San Antonio

Legislation Details (With Text)

File #: 21-4779
Type: Zoning Case
In control: Zoning Commission
On agenda: 7/20/2021
Title: (Continued from 06/15/2021) ZONING CASE Z-2021-10700089 (Council District 7): A request for a change in zoning from "R-6" Residential Single-Family District to "PUD R-4" Planned Unit Development Residential Single-Family District on Lot P-88, NCB 15664, generally located in the 11000 block of Bandera Road. Staff recommends Approval. (Joyce Palmer, Sr. Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Map, 2. PUD Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:
Zoning Case Z-2021-10700089

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

Requested Zoning: "PUD R-4" Planned Unit Development Residential Single-Family District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: July 20, 2021. This case is continued from the June 1, and June 15, 2021 hearings.

Case Manager: Joyce Palmer, Sr. Planner

Property Owner: Petro-Steel Development, Inc.

Applicant: Rosehaven Homes, LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: Generally located in the 11000 block of Bandera Road

Legal Description: Lot P-88, NCB 15664

Total Acreage: 13.136

Notices Mailed

Owners of Property within 200 feet: 62

Registered Neighborhood Associations within 200 feet: Braun Oaks HOA

Applicable Agencies: Planning Department, TxDOT

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 was originally 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 subject 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”

Current Land Uses: Preschool

Direction: South

Current Base Zoning: C-3”

Current Land Uses: Tire Shop, Gas Station

Direction: East

Current Base Zoning: “C-2”

Current Land Uses: Restaurant, Self Service Storage

Direction: West

Current Base Zoning: “R-5”, “R-6”

Current Land Uses: Single Family Residential

Overlay and Special District Information:

"PUD"

The Planned Unit Development special district provides flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography. A site plan is required for a rezoning to “PUD” that will include the location of the uses. A zoning review is performed by the Zoning Section of the Development Services Department during the review of the plat and building permit.

Transportation

Thoroughfare: Bandera Road

Existing Character: Arterial
Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 605

Traffic Impact: A Traffic Impact Analysis (TIA) is required.

Parking Information: The minimum parking requirement for a single-family dwelling is 1 space per unit.

ISSUE:
None.

ALTERNATIVES:

Current: The existing Residential Single-Family District allows for Single-Family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private school.

Proposed: The proposed “R-4 PUD” Single-family Planned Unit Development District allows for single family dwelling (detached, attached or townhouse), two-family dwelling, three family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, foster family home, public and private schools.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is located 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 “PUD R-4” 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. Surrounding properties are zoned “C-3” General Commercial, “R-5,” Residential Single-Family and “R-6” Residential Single-Family.

3. Suitability as Presently Zoned:

The current “R-6” Residential Single-Family District is an appropriate zoning for the property. The proposed “PUD R-4” is consistent with the neighborhood, lot size, and location of the property. It also requires a Planned Unit Development site plan with the development layout and a 20-foot perimeter setback.

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 Northwest Community Plan:

Goal 6: Land Use and Zoning- Residential Development

- Residential development that includes community amenities within the low-density residential areas is encouraged in areas of commercial nodes
- Additional gated communities are discouraged within the interior of the Northwest Community Plan Area

6. Size of Tract:

The subject property is 13.136 acres, which could reasonably accommodate a single-family planned unit development.

7. Other Factors:

The purpose for the proposed rezoning is to allow for a planned development of single-family homes. The “PUD R-4” allows for additional housing near the continually growing Bandera Corridor.