



City of San Antonio

Agenda Memorandum

File Number:17-6703

Agenda Item Number: 29.

Agenda Date: 12/19/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2018034

(Associated Plan Amendment 18011)

SUMMARY:

Current Zoning: "R-6" Residential Single-Family District and "C-2" Commercial District

Requested Zoning: "R-4" Residential Single-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 19, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: Petro-Steel Development Corp

Applicant: CalAtlantic Homes

Representative: KFW Engineers and Surveying

Location: 10500 Block of Bandera Road

Legal Description: 12.46 acres out of NCB 18006

Total Acreage: 12.46

Notices Mailed

Owners of Property within 200 feet: 53

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed and zoned Temporary “R-1” Single-Family Residence District by Ordinance 79038, dated December 31, 1993. The property was rezoned from Temporary “R-1” to “R-1” Single-Family Residence District by Ordinance 80810, dated September 22, 1994. The property converted “R-1” to “R-6” Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001. The northern portion of the property was rezoned from “R-6” to “C-2” Commercial District by Ordinance 2012-09-20-0771, dated September 20, 2012.

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-3”, “C-2”

Current Land Uses: CVS Pharmacy, Capital One Bank, Walgreens Pharmacy, The Garden Center, The Vista Apartment Complex

Direction: East

Current Base Zoning: “C-3”, “MF-33”, “C-2”

Current Land Uses: The Vista Apartment Complex, John H. Wood Charter School

Direction: South

Current Base Zoning: “R-5”

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: “R-6”, “R-5”

Current Land Uses: Single-Family Residences

Overlay and Special District Information:

None.

Transportation

Thoroughfare: Bandera Road

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: Tezel Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA bus route 605 is 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 is 1 space per unit for single-family residences.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “C-2” and “R-6”. “C-2” Commercial District permits minor automobile repair and service, amusement establishments, theaters, arcades, fitness centers, plant nurseries, paint and wall paper stores, gasoline stations with repair service, fix-it shops, community shopping centers, small motels; low to mid rise office buildings; no outdoor storage or display of goods except for outdoor dining.

“R-6” Residential Single-Family District permits 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 schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or within a ½ of a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending the Plan Amendment.

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 “Community Commercial” and “Neighborhood Commercial” in the future land use component of the plan. The requested “R-4” base zoning district is not consistent with the future land use designation. The applicant is requesting a land use amendment from “Community Commercial” and “Neighborhood Commercial” to “Low Density Residential” to accommodate the proposed rezoning. Staff and Planning Commission recommend approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed rezoning to “R-4” Residential Single-Family District will add single-family residences along Bandera Road.

3. Suitability as Presently Zoned:

The current “C-2” and “R-6” are appropriate base zoning for the property and surrounding area. The area has a mix of commercial uses, multi-family, and single-family residences.

4. Health, Safety and Welfare:

Staff has found no 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 and the Comprehensive Plan. The proposed residential development will generate less traffic than a commercial development on the property.

Comprehensive Plan Relevant Goals of the SA Tomorrow Comprehensive Plan:

- GCF P9 - Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in closer proximity to housing and where appropriate.
- GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers and primary transit corridors to determine areas that could be converted to residential or mixed-use.

6. Size of Tract:

The subject property is 12.46 acres, which would adequately support a development of single-family residences.

7. Other Factors:

None.