City of San Antonio

Agenda Memorandum

File Number:21-2482

Agenda Item Number: 1.

Agenda Date: 4/20/2021

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: April 6, 2021. This case is continued from the March 16, 2021 hearing.

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.