



# City of San Antonio

## Agenda Memorandum

**File Number:**21-4779

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**Agenda Item Number:** 2.

**Agenda Date:** 7/20/2021

**In Control:** Zoning Commission

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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.