



City of San Antonio

Agenda Memorandum

Agenda Date: March 1, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

ZONING CASE Z-2022-10700021

(Associated Plan Amendment PA-2022-11600009)

SUMMARY:

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

Requested Zoning: "MXD" Mixed-Use District with a maximum density of 50 units per acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 1, 2022

Case Manager: Despina Matzakos, Planner

Property Owner: Ridge DB, LLC

Applicant: Ridge, LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 10225 Braun Road

Legal Description: 3.897 acres out of NCB 34479

Total Acreage: 3.897 acres

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: Enclave at Laurel Canyon Community Association Inc.

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 96549, dated November 20, 2002, and was originally zoned “R-4” Residential Single-Family District.

Topography: A portion of subject property is located with the 100 Year Flood Plain. The property is also located within the Aquifer Artesian Zone and the Leon Creek Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: RM-4, R-4, OCL

Current Land Uses: Single-Family Homes, Open Land

Direction: East

Current Base Zoning: RM-4, OCL

Current Land Uses: Greater Helotes Little League, Single-Family Homes, Empty Land

Direction: South

Current Base Zoning: UZROW, OCL

Current Land Uses: UZROW, Single-Family Homes, Paving Contractor

Direction: West

Current Base Zoning: R-4

Current Land Uses: Community Association Greenspace, Single-Family Homes

Overlay District Information:

None.

Special District Information:

None.

Transportation

Thoroughfare: Braun Road

Existing Character: Secondary Arterial A

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.

Routes Served: NA

Traffic Impact: The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT per Sec. 35-502. A TIA Report is Not Required.

Parking Information: The minimum parking requirement for the Apartment component is 1 per unit. The minimum parking requirement for the Retail component is 1 per 300 sf GFA.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: “R-4” Residential Single-Family District consist of Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

Proposed Zoning: “MXD” Mixed-Use District aim to provide a concentrated mix of residential, retail, service, and office uses.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The subject property is not within proximity to a premium transit corridor and is not within proximity to a regional center.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff recommends Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

- 1. Consistency:** The subject property is located within the West/Southwest Sector Plan and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “MXD” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Mixed Use Center”. Staff and Planning Commission recommend Approval.
- 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 use is consistent with the established development pattern of the surrounding area. Surrounding properties are primarily “R-4” Residential Single-Family, “RM-4” Residential Mixed District, or “OCL” Out of City Limits, with much of the land being vacant. The western portion of the subject property abuts Braun Road, a Secondary Arterial A that connects to Highway 1604. The northmost portion of the subject property will be surrounded by an undeveloped buffer adjacent to single-family residential development. The location of the development is

appropriate given the surrounding land use and its proximity to Highway 1604. The request also encourages development of diverse housing options, which are complimentary to nearby existing developments.

3. **Suitability as Presently Zoned:** The existing “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “MXD” Mixed-Use District is also an appropriate zoning for the property and surrounding 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 request does not appear to conflict with any public policy objective.

Relevant Goals and Policies West\Southwest Sector Plan may include:

Goal ED-2 Existing and planned future corridors and accessible, pedestrian commercial nodes contain strong, vibrant business activities with a mix of uses and employment opportunities

Goal HOU-1 Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan

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

Goal NR-1 Floodplains, watersheds, steep slopes and hill tops, viewsheds, wildlife habitat, open spaces, and natural features are protected, preserved, and managed

Goal LU-3 Existing corridors are transformed, and new corridors are carefully planned to create dynamic, mixed-use, pedestrian oriented nodes that are integrated into the surrounding community

Goal LU-5 Pedestrians are provided safe and accessible routes

6. **Size of Tract:** The 3.897 acre-site is of sufficient size to accommodate the proposed Residential and Commercial uses and development.
7. **Other Factors:** The applicant seeks to build a multi-family and commercial mixed-use development.