



City of San Antonio

Agenda Memorandum

Agenda Date: March 21, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

ZONING CASE Z-2022-10700194

SUMMARY:

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

Requested Zoning: "PUD R-4" Planned Unit Development Residential Single-Family District with reduced perimeter setback of 10 feet

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 21, 2023. This case was continued from the March 7, 2023 hearing.

Case Manager: Elizabeth Steward, Zoning Planner

Property Owner: Parkview at Prue LLC

Applicant: Parkview at Prue LLC

Representative: Killen, Griffin, and Farrimond, PLLC

Location: Generally located in the 7500 Block of Prue Road

Legal Description: 11.03 acres of NCB 14667

Total Acreage: 11.03

Notices Mailed

Owners of Property within 200 feet: 59

Registered Neighborhood Associations within 200 feet: Oak Bluff Homeowners Association, and Alamo Farmsteads Babcock Neighborhood Association

Applicable Agencies: Parks Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 79039, dated December 30, 1993 and zoned “R-1” Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “R-1” Single-Family Residence District converted to the current “R-6” Residential Single-Family District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6 CD

Current Land Uses: Day care center

Direction: South

Current Base Zoning: R-6

Current Land Uses: O. P. Schnabel Park

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single Family Residential Neighborhood

Direction: West

Current Base Zoning: R-5

Current Land Uses: Single Family Residential Neighborhood

Overlay District Information:

N/A

Special District Information:

N/A

Transportation

Thoroughfare: Prue Road

Existing Character: Minor Secondary Arterial

Proposed Changes: None Known

Public Transit: There is no public transit within walking distance of the subject property.

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

Parking Information: The minimum parking for a Single Family Residence is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: 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.

Proposed Zoning: To provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties. 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.

The "R-4" Residential Single-Family allows 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or within ½ mile from 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 approval criteria below.

- 1. Consistency:** The subject property is located within the Huebner/ Leon Creek Community Plan and is currently designated as "Low 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. The proposed use is

consistent with the established development pattern of the surrounding area. Surrounding properties are zoned “R-5” Residential Single-Family and “R-6” Residential Single-Family.

3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “PUD R-4” Residential Single-Family Planned Unit Development District is also an appropriate zoning for the property and surrounding area. The proposed “PUD R-4” allows for additional Housing, in a manner in line with the development pattern of the larger area. The proposal for more housing also aligns with the Strategic Housing Implementation Plan which encourages diversity of housing types for the growing housing demand in the city.
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 objectives of the Huebner/ Leon Creek Community Plan.
 - Low-Density Residential is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed, however the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of reinforcing existing neighborhoods and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhood and away from traffic arterials.
 - Goal 1 - Community Character and Quality of Life Preserve the character and quality of life of the Huebner/Leon Creeks Community.
 - Objective 1.3: Low Density Maintain the low density development pattern.
 - Objective 1.4: Neighborhood Conservation and Nodal Development Seek techniques to maintain existing development patterns.
6. **Size of Tract:** The 11.03 acre site is of sufficient size to accommodate the proposed Residential development.
7. **Other Factors:** The property is proposed for development of a residential subdivision with minimum lot size of 1,200 square feet. At 11.03 acres, there could potentially be development of 120 lots. The applicant is proposing 56 lots with the rezoning. At the current zoning of R-6, requiring minimum lot sizes of 6,000 square feet, at 11.03 acres, there could potentially be development of eight (80) lots.

Planned Unit Developments require a 20-foot perimeter setback. The applicant is requesting a reduced perimeter setback of 10-feet.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential uses. The site plan indicates the construction of fifty-six (56) units.

