



City of San Antonio

Agenda Memorandum

Agenda Date: April 18, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Rudy Nino, Jr., AICP, Interim Director

COUNCIL DISTRICTS IMPACTED: District 7 and District 8

SUBJECT:

ZONING CASE Z-2023-10700003

SUMMARY:

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

Requested Zoning: "RE" Rural Estate District and "R-20" Residential Single-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 18, 2023

Case Manager: Jessica Relucio, Senior Planner

Property Owner: Multiple property owners

Applicant: City of San Antonio Planning Department

Representative: Jessica Relucio, Senior Planner

Location: Multiple addresses located on the 7800, 7900, 8000, 8100, 8200 and 8300 Block of North Verde Drive, 7900, 8000, 8100 and 8300 Block of South Verde Drive, 10100, 10200, 10300, 10400, 10500, 10600 Block of Belga Drive, and the 10300 Block of Bandera Road.

Legal Description: NCB 18291, Lot 1; NCB 18294, Lot W IRR 278.5 ft of TR-29; NCB 18294, Lot 48; NCB 18294, Lot 28; NCB 18294, Lot 25; NCB 18294, Lot 26; NCB 18294, Lot 41; NCB 18291, Lot 2; NCB 18294, Lot 40; NCB 18292, Block 1, Lot 49 TOWN & COUNTRY SUBD; NCB 18294, Lot 37 "HAUSMAN/PRUE RD" ANNEXATN; NCB 18293, Block 1, Lot 1 (E A

STEUBING PROPERTY) "HAUSMAN/PRUE RD" ANNXATN; NCB 18291, Lot 3; NCB 18293, Lot 20; NCB 18294, Lot 39; NCB 18294, Lot 38; NCB 18292, Block 1, Lot 48 TOWN & COUNTRY SUBD; NCB 18291, Lot 4; NCB 18293, Lot W IRR 265.29 ft of 32 "HAUSMAN/PRUE RD" ANNXATN; NCB 18293, Lot 32A; NCB 18293, Lot 31; NCB 18293, Lot 30; NCB 18293, Lot 22; NCB 18293, Lot 21; NCB 18293, Lot 18; NCB 18292, Lot 44; NCB 18291, Lot 5; NCB 18293 Lot 17; NCB 18292, Lot 45; NCB 18293, Lot 36 ARB P-41; NCB 18292, Lot 46; NCB 18293, Lot 35; NCB 18291, Lot 6; NCB 18293, Lot 35A; NCB 18293, Lot 34; NCB 18293, Lot 13; NCB 18293, Lot 33; NCB 18293, Lot 14; NCB 18293, Lot 16; NCB 18293, Lot 15; NCB 18291, Lot 7; NCB 18292, Lot 3A ARB P-43; NCB 18292, Lot 4A ARB P-37; NCB 18292, Lot 51 "SKOK ESTATES"; NCB 18292, Lot 12 & 5A ARB 36A (VERDE HILLS SUBD) "HAUSMAN-PRUE RD ANNXATN"; NCB 18292, Lot 11; NCB 18292, Lot 9; NCB 18291, LOT 8 (1.27 AC) (VERDE HILLS SUBD) & NCB 18292, Lot E 60 ft of 9 (.50 AC) "HAUSMAN/PRUE RD" ANNXATN; NCB 18292, Lot 10; NCB 18294 (VERDE HILLS), Block 000, LOT 49; NCB 18294, Lot 24; NCB 18294, LOT 27; NCB 18292, Lot 47

Total Acreage: Approximately 89 acres

Notices Mailed

Owners of Property within 200 feet: 39

Registered Neighborhood Associations within 200 feet: Sierra Vista Homeowner Association, Verde Hills Homeowner Association, and Oak Bluff Homeowner Association

Applicable Agencies: None

Property History

The properties were annexed into the City of San Antonio by Ordinance 79039 dated December 30, 1993, and originally zoned Temporary "R-1" Single-Family Residence District. The properties were rezoned by Ordinance 80968 dated October 13, 1994, to "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the properties zoned "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District.

Topography: The 100-year floodplain is located towards the center left of the subdivision. There are 12 lots either partially or entirely within the floodplain. There is a bridge that goes over the floodplain on the northeast part of N. Verde Hills Dr. which leads to the remaining portion of the subdivision. Additionally, there is another bridge with a flood bank leading into the southeast portion of S. Verde Hills Dr. and the remaining portion of the subdivision. The majority of the lots that are located within the floodplain are owned by the City, except for 2 .

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: PUD R-6 and R-6

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: R-5 and R-6

Current Land Uses: Single-Family Residences

Direction: South
Current Base Zoning: R-6 (OP Schnabel Park)
Current Land Uses: Public Park

Direction: West
Current Base Zoning: C-3NA and C-2
Current Land Uses: Veterinary Hospital and Apartments

Overlay Information: None

Special District Information: None

Transportation

Thoroughfare: Bandera Road
Existing Character: Primary Arterial Type A Street
Proposed Changes: None known

Thoroughfare: North Verde Drive, South Verde Drive and Belga Drive
Existing Character: Local Streets
Proposed Changes: None known

Public Transit: There are no VIA bus routes within walking distance of the subject properties.

Traffic Impact: A Traffic Impact Analysis (TIA) analysis is not required.

Parking Information: The minimum parking requirement for single-family residential is one (1) space per unit.

ISSUE:
None.

ALTERNATIVES:

Current: “R-6” Residential Single-Family accommodate 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: “RE” Residential Estate accommodates single-family dwellings of 1 acre (43,560 square feet).

“R-20” Residential Single-Family accommodates single-family dwellings of 20,000 square feet.

A denial of this zoning request would result in the subject properties maintaining the current zoning classifications and remaining inconsistent with the Bandera Road Corridor Plan.

FISCAL IMPACT:

None. The applicant is the City of San Antonio.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject properties are located within the Bandera Road 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 Planning Department received direction from the City Council to implement the Bandera Road Corridor Plan in 2022 via ordinance number 2022-12-15-0992. The subject properties are currently inconsistent with the adopted future land use classification. The properties are located in the northern portion of the plan area just south of Helotes and Loop 1604 and are designated on the Future Land Use Map as Residential Estate. The rezoning proposal is consistent with the adopted future land use classification.

2. Adverse Impacts on Neighboring Lands: Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this proposed rezoning. The zoning proposal is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned: The Verde Hills Neighborhood is currently zoned R-6 (minimum lot size of 6,000 square feet). The 54-lot subdivision meets the standards of the RE and R-20 zoning districts. The lot size of the subject properties are either a minimum of 1 acre or 43,560 square feet (RE) or a minimum of 20,000 square feet (R-20), per lot. The Verde Hills Neighborhood consists of large lot residences and the current zoning does not reflect this condition.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. Staff believes that the proposed rezoning would serve to maintain the integrity of the neighborhood.

5. Public Policy: The rezoning request, which was initiated by the City of San Antonio via Ordinance 2022-12-15-0992, is intended to align the zoning of properties with the adopted Future Land Use of the Bandera Road Corridor Plan. The plan contents address a number of issues related to the areas of the city which line the quarter-mile area on either side of Bandera Road from Loop 410 to Loop 1604. The plan's land use recommendations are shaped in large part by public support for mixed-use land uses and by strong support for protecting existing neighborhoods from the encroachment of increased density. The focus of this rezoning proposal is neighborhood stabilization.

This rezoning proposal implements the following core principles of the Bandera Corridor Plan:

- Preserve single-family neighborhoods and green space.
- Protect single-family neighborhoods by not increasing density of future land use within existing neighborhoods or immediately adjacent to them.

6. Size of Tract: The subject properties, in total, are approximately 89 acres.

7. Other Factors: The Planning Department hosted an Open House in March 2023 and communicated via personalized letters that were mailed to each of the affected property owners. The direct mailer sent to affected property owners detailed the adopted future land use classification as well as the current and proposed zoning of their particular property.

Spanish translation was provided at the Open House, and the personalized letters and legal notices also included Spanish translation.