



City of San Antonio

Legislation Details (With Text)

File #: 20-1653

Type: Zoning Case

In control: Zoning Commission

On agenda: 2/4/2020

Title: ZONING CASE Z-2019-10700325 (Council District 8): A request for a change in zoning from "R-6" Residential Single-Family District to "MF-18" Multi-Family District on 7.117 acres out of NCB 14689, generally located in the 8700-8800 block of Oakland Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600095) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z-2019-10700325
(Associated Plan Amendment PA-2019-11600095)

SUMMARY:

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

Requested Zoning: "MF-18" Limited Density Multi-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 4, 2020

Case Manager: Patricia Franco, Planner

Property Owner: Joseph P. Conrad, Joseph William Conrad and Carolyn and John Elms

Applicant: Mustang Development (c/o Austin Hagner)

Representative: Brown & Ortiz, P.C.

Location: generally located in the 8700-8800 block of Oakland Road

Legal Description: 7.117 acres out of NCB 14689

Total Acreage: 7.117

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 26, 1972, established by Ordinance 41426 and it was zoned “Temporary R-1” Temporary Residential 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: A small portion of the southeastern corner and northeastern corner of the property are located within the 100 year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-6”

Current Land Uses: Single family home and vacant lots

Direction: East

Current Base Zoning: “R-6”

Current Land Uses: Vacant lots

Direction: West

Current Base Zoning: “C-3R”

Current Land Uses: Automotive repair shops

Direction: South

Current Base Zoning: “C-3”, “C-2” and “R-6”

Current Land Uses: Vacant lots

Overlay and Special District Information:

None.

Transportation

Thoroughfare: Oakland Road

Existing Character: Collector

Proposed Changes: None

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

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information: The parking minimum for multifamily development is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “R-6” Residential Single Family provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is 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: “MF-18” Limited Density Multifamily Districts allows for 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 part of the Medical Center Regional Center and is not within premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 North Sector Plan and is currently designated as “Mixed Use Center” in the future land use component of the plan. The requested “MF-18” base zoning district is consistent with the future land use designation. Regardless of the existing consistency the applicant is seeking a Plan Amendment to “General Urban Tier.” 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.

3. Suitability as Presently Zoned:

The current “R-6” zoning is appropriate for the property and surrounding area. The proposed “MF-18” is more appropriate zoning for the surrounding land uses since there is intense commercial adjacent to the property on the east and multi-family would serve as a good transition to the “R-6” single family uses to the west.

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

North Sector Plan:

- HOU-1.1 Consider innovative allowances in zoning amendments that promote a variety of housing types in the North Sector and embrace flexible standards, including, but not limited to: zero lot lines, clustering of development, and density bonuses as per the Sector Land Use Plan.
- HOU-2.3 Utilize High Density Residential as a buffer between principal and arterial roadways / non-residential (i.e. office, retail, commercial uses) and lower density residential housing.
- HOU-2.4 Consider the use of High Density Residential along the periphery of concentrated employment areas to foster a compatible land use transition between single family detached/attached residential neighborhoods and concentrated locations of non-residential uses.

6. Size of Tract:

The subject property is 7.117 acres, which could reasonably accommodate limited density multifamily uses.

7. Other Factors:

None.