



City of San Antonio

Legislation Details (With Text)

File #: 19-4031

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/21/2019

Title: ZONING CASE Z-2019-10700109 (Council District 8): A request for a change in zoning from “C-3” General Commercial District to “MF-40” Multi-Family District on Lot P-71B and Lot P-111, NCB 14445, located at 3830 Parkdale Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z-2019-10700109

SUMMARY:

Current Zoning: “C-3” General Commercial District

Requested Zoning: “MF-40” Multi-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 21, 2019

Case Manager: Mirko Maravi, Planner

Property Owner: City of San Antonio

Applicant: Franklin Development Properties, LTD.

Representative: Franklin Development Properties, LTD.

Location: 3830 Parkdale Street

Legal Description: Lot P-71B and Lot P-111, NCB 14445

Total Acreage: 7.1

Notices Mailed

Owners of Property within 200 feet: 15

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 by Ordinance 41427, dated December 26, 1972 as a Temporary “R-1” Single Family Residence District. The property was rezoned by Ordinance 59017, dated July 12, 1984 from Temporary “R-1” Single Family Residence District to “B-3” Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned “B-3” Business District converted to the current “C-3” General Commercial District.

Topography: The 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-3”

Current Land Uses: Optometry School

Direction: South

Current Base Zoning: “C-2”

Current Land Uses: Apartments

Direction: East

Current Base Zoning: “C-3”

Current Land Uses: Apartments

Direction: West

Current Base Zoning: “MF-33”

Current Land Uses: Apartments

Overlay and Special District Information: None.

Transportation

Thoroughfare: Parkdale

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 534

Traffic Impact: Building not occupied within past year. TIA study required.

Parking Information: The minimum parking requirement for a multi-family dwelling is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "C-3". "C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Medical Center Regional Center and not located within the 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 North Sector Plan and is currently designated as "Mixed Use Center" in the future land use component of the plan. The requested "MF-40" 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.

3. Suitability as Presently Zoned:

The current "C-3" General Commercial District is an appropriate zoning for the property and surrounding area. The proposed "MF-40" Multifamily District is appropriate in the medical center and is consistent with the "MF-33" across the street on Datapoint.

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:

Goal HOU-2 High density housing is developed near post-secondary education facilities, principal and arterial transportation routes, and major employment areas.

HOU-2.1 Focus high density residential near activity centers.

6. Size of Tract:

The subject property is 7.1 acres, which could reasonably accommodate multi-family uses.

7. Other Factors:

None.