



City of San Antonio

Agenda Memorandum

File Number: 18-2254

Agenda Item Number: 28.

Agenda Date: 3/6/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2018111

(Associated Plan Amendment 18033)

SUMMARY:

Current Zoning: "R-6" Residential Single-Family District and "C-2" Commercial District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 6, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Multiple Property Owners

Applicant: Heli Investment, LLC

Representative: Brown & Ortiz, PC

Location: 5600 block of Babcock Road

Legal Description: 13.76 acres out of NCB 14686 and NCB 14691

Total Acreage: 13.76

Notices Mailed

Owners of Property within 200 feet: 69

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. Most of the subject property was zoned “Temporary R-1” Temporary Residential District. The current “R-6” Residential Single-Family District converted upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001). A portion of the property was zoned “R-3” Multiple-Family Residence District and “B-3R” Restrictive Business District. These changed to “R-1” Single-Family Residence District, established by Ordinance 72398, dated September 27, 1990. The current “R-6” zoning converted from the previous “R-1” upon adoption of the 2001 Unified Development Code. On December 10, 1998, a portion of the property was zoned to “B-2” Business District, established by Ordinance 88918. The current “C-2” Commercial District also converted from the previous “B-2” zoning upon adoption of the 2001 Unified Development Code.

Topography: The subject property is located within a Mandatory Detention Area, and a portion of the subject property is located within the 100-year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6, C-3R

Current Land Uses: Vacant Lots

Direction: East

Current Base Zoning: C-3R

Current Land Uses: Vacant Lots

Direction: South

Current Base Zoning: MF-33, R-5 PUD

Current Land Uses: Single-Family Residential, Apartment Complex, Vacant Lots

Direction: West

Current Base Zoning: C-2, C-3R, C-3NA

Current Land Uses: Vacant Lots, Commercial Uses such as Auto Repair and Restaurant

Overlay and Special District Information: None.

Transportation

Thoroughfare: South Rincon Boulevard

Existing Character: Paper Street

Proposed Changes: Access will need to be developed for the proposed use.

Thoroughfare: Babcock Road

Existing Character: Primary Arterial Type A

Proposed Changes: None known

Public Transit: There is a bus stop (Stop #66796) within walking distance of the subject property on Babcock Road that falls along Bus Route 604.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is required.

Parking Information: Single-Family Detached requires a minimum of one (1) parking space per unit and

does not have a maximum.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “R-6” district permits single-family dwellings (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. The “C-2” district accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Medical Center Regional Center and is within a half (½)-mile of the Huebner-Grissom and Medical Center Premium Transit Corridors.

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 land use component of the plan. The requested “MF-18” base zoning district is not consistent with the adopted land use designation. The applicant is requesting a Plan Amendment to “General Urban Tier” in addition to the zone change. Staff and Planning Commission recommend Approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

Staff has not found 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. There are residential uses to the east and south of the subject property.

3. Suitability as Presently Zoned:

The existing “R-6” and “C-2” are appropriate for the surrounding area. The commercial zoning is along Babcock Road and the single-family residential is recessed into the paper street Rincon Boulevard. Although the requested zoning is “MF-18” Multi-Family District, the proposed use is for 134 detached single-family units.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The proposed development is for detached single-family units, but if an apartment complex were constructed the “MF-18” provides a low-density that is appropriate for the subject property.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The subject property is located within the Medical Center Area Regional Center as identified in the SA Tomorrow Comprehensive Plan, as well as the North Sector Plan. The site is classified as a mixed use center future land use and is located southeast of Huebner Road and Babcock Road, between Babcock Road and Floyd Curl Drive. The area to the southeast of the site is a retail use and is zoned C-2. The area to the south is zoned R-5 PUD and has detached single family units.

This rezoning request (R-6, MF-33 and C-2 to MF-18) is to allow development of 134 detached dwelling units on 13.76 acres.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.

GCF Goal 2: Priority growth areas attract jobs and residents.

GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in closer proximity to housing and where appropriate.

H Goal 2: A variety of housing types (single-family, detached, single family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

The proposed zoning change is consistent with several goals and policies of the SA Tomorrow Comprehensive Plan and the North Sector Plan.

6. Size of Tract:

The 13.76 acre site is of sufficient size to accommodate the proposed development. Access has not been constructed yet, and will have to be constructed for the new development.

7. Other Factors:

None.