



# City of San Antonio

## Agenda Memorandum

**File Number:**20-1896

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**Agenda Item Number:** Z-4.

**Agenda Date:** 3/5/2020

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Zoning Case Z-2019-10700325

**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 Hager)

**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 and Zoning Commission (8-0) recommend 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 Medical Center Area Regional Center Plan and is currently designated as “Urban Mixed Use” in the future land use component of the plan. The requested “MF-18” 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 “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 Medical Center Area Regional Center 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.