



City of San Antonio

Legislation Details (With Text)

File #: 16-5349
Type: Zoning Case
In control: Zoning Commission
On agenda: 10/18/2016
Title: ZONING CASE # Z2016257 (Council District 2): A request for a change in zoning from "R-5" Residential Single-Family District to "MF-25" Low Density Multi-Family District on 15.83 acres out of NCB 10615, located at 4843 Lord Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16075)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016257 Location Map

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2016257
(Associated Plan Amendment 16075)

SUMMARY:

Current Zoning: "R-5" Residential Single-Family District

Requested Zoning: "MF-25" Low Density Multi-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 18, 2016

Case Manager: Erica Greene, Planner

Property Owner: Idea Public Schools

Applicant: NRP Properties, LLC

Representative: Brown & Ortiz, P.C.

Location: 4843 Lord Road

Legal Description: 15.83 acres out of NCB 10615

Total Acreage: 15.83

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: Dellcrest Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "A" Single-Family Residential District. A 1971 case zoned the subject property as "R-5" Single-Family Residential District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-5" Residential Single-Family District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-5

Current Land Uses: Vacant

Direction: West

Current Base Zoning: R-5

Current Land Uses: Residential Single-Family

Direction: South

Current Base Zoning: R-5

Current Land Uses: Residential Single-Family

Direction: East

Current Base Zoning: R-5

Current Land Uses: Residential Single-Family

Overlay and Special District Information: None

Transportation

Thoroughfare: Lord Road

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus route #26 is within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Dwelling: Multi-Family (25 units maximum) requires a minimum of 1.5 parking

spaces per unit and a maximum of 2 parking spaces per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-5" Residential Single-Family District.

FISCAL IMPACT:

None.

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 property is located within the Eastern Triangle Community Plan, and is currently designated as Low-Density in the future land use component of the plan. The requested "MF-25" Low Density Multi-Family Residential base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the land use from Low-Density Residential to High-Density Residential. Staff recommends approval. Planning Commission continued the case until October 26.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current "R-5" base zoning district is appropriate for the subject property's location. Recent activity for this block now shows that a majority of the land will no longer be single-family residential. The requested zoning district of "MF-25" is appropriate for the subject property's location.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The rezoning request supports the Eastern Triangle Community Plan objectives of ensuring that new housing constructed in the Eastern Triangle are well built and serves to enhance the community's image.

6. Size of Tract:

The subject property totals 15.83 acres in size, which should reasonably accommodate the uses permitted in "MF-25" Low-Density Multi-Family Residential District.

7. Other Factors:

The applicant is proposing a multi-family complex as a part of a 3 million dollar HOME investment partnership program. There will be a second entrance, a private drive, that lets out onto WW White Road.