



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-5591  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 11/1/2016  
**Title:** (Continued from 10/18/16) 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
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**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:** November 1, 2016. This case was continued from the October 18, 2016 hearing.

**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.

