



City of San Antonio

Legislation Details (With Text)

File #: 19-8540

Type: Zoning Case

In control: Zoning Commission

On agenda: 11/19/2019

Title: ZONING CASE Z-2019-10700278 (Council District 8): A request for a change in zoning from "R-6" Residential Single-Family District to "MF-18" Multi-Family District on the north 62.5 feet of Lot 3 and the north 62.5 feet of Lot 6, Block 11, NCB 14695, generally located in the 8000 block of Oakland Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600075) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@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-2019-10700278
(Associated Plan Amendment PA-2019-11600075)

SUMMARY:

Current Zoning: "R-6" Residential Single-Family District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 19, 2019

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: SA Rocking in the Free World, LLC and SA Love Boat Captain, LLC

Applicant: SA Rocking in the Free World, LLC

Representative: Brown & Ortiz, P.C.

Location: Generally located in the 8000 block of Oakland Road

Legal Description: The north 62.5 feet of Lot 3 and the north 62.5 feet of Lot 6, Block 11, NCB 14695

Total Acreage: 0.604

Notices Mailed

Owners of Property within 200 feet: 14

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: 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: Spurs Practice Facility

Direction: East

Current Base Zoning: “MF-18”

Current Land Uses: Natural

Direction: West

Current Base Zoning: “R-6”, “MF-18”

Current Land Uses: Natural

Direction: South

Current Base Zoning: “MF-18”, “R-6”

Current Land Uses: Natural

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) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The parking minimum for a multifamily development is 1 space 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 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 future land use component of the plan. The requested “MF-18” base zoning district is consistent with the future land use designation as the land use would allow less density. However, the applicant is seeking a Plan Amendment to “General Urban Tier.” Staff and Planning Commission recommend Approval.

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. The surrounding properties are zoned “MF-18.”

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 and consistent zoning for the surrounding land uses because the surrounding properties are zoned “MF-18.”

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:

- 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 0.604 acres, which could reasonably accommodate multifamily uses.

7. Other Factors:

The maximum density allowed is approximately 11 multi-family units total between the two lots.