



City of San Antonio

Legislation Details (With Text)

File #: 20-1654
Type: Zoning Case
In control: Zoning Commission
On agenda: 2/4/2020
Title: ZONING CASE Z-2019-10700330 (Council District 8): A request for a change in zoning from "R-6" Residential Single-Family District to "MF-18" Low Density Multi-Family District on 0.30 acres out of NCB 14695, generally located in the 8700-8800 block of Oakland Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600097) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).
Sponsors:
Indexes:
Code sections:
Attachments: 1. 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-2019-10700330
(Associated Plan Amendment PA-2019-11600097)

SUMMARY:

Current Zoning: "R-6" Single-Family Residential 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: SA Rocking in the Free World, LLC (c/o Thomas Blake Yantis, Manager)

Applicant: SA Rocking in the Free World, LLC (c/o Thomas Blake Yantis, Manager)

Representative: Brown & Ortiz, P.C.

Location: generally located in the 8700-8800 block of Oakland Road

Legal Description: 0.30 acres out of NCB 14695

Total Acreage: 0.30

Notices Mailed

Owners of Property within 200 feet: 10

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-3R S”

Current Land Uses: Vacant lot

Direction: East

Current Base Zoning: “MF-18”

Current Land Uses: Vacant lot

Direction: West

Current Base Zoning: “MF-18”

Current Land Uses: Vacant lot

Direction: South

Current Base Zoning: “MF-18”

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 recommends 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 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. Regardless of the existing consistency 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” Limited Density Multi-Family District.

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 as it allows a different housing density option and is consistent with the surrounding land uses, which are also 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 0.30 acres, which could reasonably accommodate limited density multifamily uses.

7. Other Factors:

Permitting violations were discovered in November 2018, including but not limited to site work on a parking lot.