



City of San Antonio

Legislation Details (With Text)

File #: 20-1897
Type: Zoning Case
In control: City Council A Session
On agenda: 3/5/2020
Title: ZONING CASE Z-2019-10700330 (Council District 8): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "MF-18" Limited Density Multi-Family District on 0.30 acres out of NCB 14695, generally located in the 8700-8800 block of Oakland Road. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Draft Ordinance, 3. Zoning Minutes, 4. Field Notes, 5. Ordinance 2020-03-05-0175

Date	Ver.	Action By	Action	Result
3/5/2020	1	City Council A Session	adopted	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z-2019-10700330

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 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. 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 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 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.