



City of San Antonio

Legislation Details (With Text)

File #: 20-1895

Type: Zoning Case

In control: City Council A Session

On agenda: 3/5/2020

Title: ZONING CASE Z-2019-10700321 (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 Lot 7, Block 11, NCB 14695 and Lot 7, Block 12, NCB 14696 and "C-2" Commercial District on the south 65 feet of Lot 12, Block 3, NCB 14687, generally located in the 8000 block of Oakland Road and east of the 5700 block of Babcock Road. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Field Notes, 5. Ordinance 2020-03-05-0173

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-2019-10700321

SUMMARY:

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

Requested Zoning: "MF-18" Limited Density Multi-Family District on Lot 7, Block 11, NCB 14695 and Lot 7, Block 12, NCB 14696 and "C-2" Commercial District the south 65 feet of Lot 12, Block 3, NCB 14687

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 2, 2020

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: Toby E. Tondouze

Applicant: Mustang Development

Representative: Brown & Ortiz, P.C.

Location: Generally located on the 8000 block of Oakland Road and east the 5700 block of Babcock Road

Legal Description: The south 65 feet of Lot 12, Block 3, NCB 14687; Lot 7, Block 12, NCB 14696; and Lot 7, Block 11, NCB 14695

Total Acreage: 1.495

Notices Mailed

Owners of Property within 200 feet: 42

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”

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

Direction: North

Current Base Zoning: “C-3R”

Current Land Uses: Natural

Direction: East

Current Base Zoning: “R-6”

Current Land Uses: Natural

Direction: West

Current Base Zoning: “C-3R”

Current Land Uses: Restaurant

Direction: South
Current Base Zoning: "C-3R"
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.

Thoroughfare: Richiew Street
Existing Character: Local
Proposed Changes: None

Public Transit: There are no VIA bus routes within walking distance.

Proposed Changes: None

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: The proposed zoning district designation of "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.

The proposed zoning district designation of "C-2" Commercial District accommodates commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic. This district permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. This district promotes a broad range of commercial operations and services necessary for large regions of the city, providing community balance.

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, 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 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” and “C-2” base zoning districts are 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 and “C-2” Commercial District. These districts allow housing options and retail/commercial services that complement one another and the area.

3. Suitability as Presently Zoned:

The current “R-6” zoning is appropriate for the property and surrounding area. The proposed “MF-18” and “C-2” is consistent with the development in the area. Properties have gradually been rezoned and developed for multi-family and commercial uses, which is consistent with the land use plan.

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.

6. Size of Tract:

The subject property is 1.495 acres, which could reasonably accommodate limited density multi-family and commercial uses.

7. Other Factors:

None.