



# City of San Antonio

## Agenda Memorandum

**File Number:**19-4031

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**Agenda Item Number:** 16.

**Agenda Date:** 5/21/2019

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Zoning Case Z-2019-10700109

**SUMMARY:**

**Current Zoning:** "C-3" General Commercial District

**Requested Zoning:** "MF-40" Multi-Family District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 21, 2019

**Case Manager:** Mirko Maravi, Planner

**Property Owner:** City of San Antonio

**Applicant:** Franklin Development Properties, LTD.

**Representative:** Franklin Development Properties, LTD.

**Location:** 3830 Parkdale Street

**Legal Description:** Lot P-71B and Lot P-111, NCB 14445

**Total Acreage:** 7.1

**Notices Mailed**

**Owners of Property within 200 feet:** 15

**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 by Ordinance 41427, dated December 26, 1972 as a Temporary "R-1" Single Family Residence District. The property was rezoned by Ordinance 59017, dated July 12, 1984 from Temporary "R-1" Single Family Residence District to "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "B-3" Business District converted to the current "C-3" General Commercial District.

**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:** Optometry School

**Direction:** South

**Current Base Zoning:** "C-2"

**Current Land Uses:** Apartments

**Direction:** East

**Current Base Zoning:** "C-3"

**Current Land Uses:** Apartments

**Direction:** West

**Current Base Zoning:** "MF-33"

**Current Land Uses:** Apartments

**Overlay and Special District Information:** None.

## **Transportation**

**Thoroughfare:** Parkdale

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

**Routes Served:** 534

**Traffic Impact:** Building not occupied within past year. TIA study required.

**Parking Information:** The minimum parking requirement for a multi-family dwelling is 1.5 spaces per unit.

**ISSUE:**

None.

## **ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "C-3". "C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex

under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is within the Medical Center Regional Center and not located within the 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-40" 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.

**3. Suitability as Presently Zoned:**

The current "C-3" General Commercial District is an appropriate zoning for the property and surrounding area. The proposed "MF-40" Multifamily District is appropriate in the medical center and is consistent with the "MF-33" across the street on Datapoint.

**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:

Goal HOU-2 High density housing is developed near post-secondary education facilities, principal and arterial transportation routes, and major employment areas.

HOU-2.1 Focus high density residential near activity centers.

**6. Size of Tract:**

The subject property is 7.1 acres, which could reasonably accommodate multi-family uses.

**7. Other Factors:**

None.