



City of San Antonio

Agenda Memorandum

File Number:19-5276

Agenda Item Number: 10.

Agenda Date: 7/16/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z-2019-10700047

SUMMARY:

Current Zoning: "C-2" Commercial District

Requested Zoning: "MF-33" Multi-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 16, 2019

Case Manager: Mirko Maravi, Planner

Property Owner: Efraim Abramoff

Applicant: The NRP Group

Representative: Brown & Ortiz, P.C.

Location: 8600 Block of Hamilton Wolfe Road

Legal Description: 5.598 acres out of NCB 16350

Total Acreage: 5.598

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: No Neighborhood Associations

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio on November 21, 1963, by Ordinance 31907 and zoned Temporary “R-1” Single Family Residential District. The property was rezoned from Temporary “R-1” Single Family Residential District to “B-2” Business District by Ordinance 41190, dated 14 September 1972. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned “B-2” Business District converted to the current “C-2” 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-2”

Current Land Uses: Apartments

Direction: South

Current Base Zoning: “C-2 NA”

Current Land Uses: Daycare services

Direction: East

Current Base Zoning: “C-2”

Current Land Uses: Medical Offices

Direction: West

Current Base Zoning: “MF-33”

Current Land Uses: Apartments

Overlay and Special District Information:

None

Transportation

Thoroughfare: Hamilton Wolfe

Existing Character: Minor

Proposed Changes: None Known

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

Routes Served: 501, 534, 603

Traffic Impact: TIA report is required.

Parking Information: The minimum parking requirement for a multi-family property 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-2”. These districts permit 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. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-2" districts accommodate 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Medical Center Regional Center and 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 "Regional Center" in the future land use component of the plan. The requested "MF-33" 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-2" Commercial District is an appropriate zoning for the property and surrounding area.

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-1 Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.

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 5.598 acres, which could reasonably accommodate multi-family uses.

7. Other Factors:

None.