



# City of San Antonio

## Agenda Memorandum

**File Number:**20-1653

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**Agenda Item Number:** 12.

**Agenda Date:** 2/4/2020

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Zoning Case Z-2019-10700325

(Associated Plan Amendment PA-2019-11600095)

**SUMMARY:**

**Current Zoning:** "R-6" Residential Single-Family 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:** Joseph P. Conrad, Joseph William Conrad and Carolyn and John Elms

**Applicant:** Mustang Development (c/o Austin Haguer)

**Representative:** Brown & Ortiz, P.C.

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

**Legal Description:** 7.117 acres out of NCB 14689

**Total Acreage:** 7.117

**Notices Mailed**

**Owners of Property within 200 feet:** 24

**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:** A small portion of the southeastern corner and northeastern corner of the property are located within the 100 year flood plain.

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “R-6”

**Current Land Uses:** Single family home and vacant lots

**Direction:** East

**Current Base Zoning:** “R-6”

**Current Land Uses:** Vacant lots

**Direction:** West

**Current Base Zoning:** “C-3R”

**Current Land Uses:** Automotive repair shops

**Direction:** South

**Current Base Zoning:** “C-3”, “C-2” and “R-6”

**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, 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 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.

**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 for the surrounding land uses since there is intense commercial adjacent to the property on the east and multi-family would serve as a good transition to the “R-6” single family uses to the west.

**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 7.117 acres, which could reasonably accommodate limited density multifamily uses.

**7. Other Factors:**

None.