



# City of San Antonio

## Agenda Memorandum

**File Number:**20-1895

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**Agenda Item Number:** Z-3.

**Agenda Date:** 3/5/2020

**In Control:** City Council A Session

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**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.