



City of San Antonio

Agenda Memorandum

File Number:20-3393

Agenda Item Number: 10.

Agenda Date: 6/2/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT: Zoning Case Z2020-10700039

SUMMARY:

Current Zoning: "C-2" Commercial District

Requested Zoning: "MF-25" Low Density Multi-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 2, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: Efraim Abramoff

Applicant: The NRP Group

Representative: Brown & Ortiz, P.C.

Location: Generally located in the 4600 Block of Hamilton Wolfe Road

Legal Description: 5.6 acres out of NCB 16350

Total Acreage: 5.6 acres

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed into the city by Ordinance 31907, dated November 21, 1963 and was originally zoned Temporary “A” Single Family Residential District. The property was rezoned to “B-2” Business District by Ordinance 41190, dated September 14, 1972. The current “C-2” General Commercial District was converted from the previous “B-2” Business District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 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-2” and “MF-33”

Current Land Uses: Apartments

Direction: East

Current Base Zoning: “C-2”

Current Land Uses: Retirement apartments, offices

Direction: South

Current Base Zoning: “C-2NA CD” and “R-5”

Current Land Uses: Children’s hospital, non-profit organization

Direction: West

Current Base Zoning: “MF-33”

Current Land Uses: Apartments

Overlay and Special District Information: None

Transportation

Thoroughfare: Hamilton Wolfe Road

Existing Character: Minor

Proposed Changes: None

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

Routes: 501, 534, 603

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 minimum parking requirement for apartments is 1.5 spaces per unit.

ISSUE: None.

ALTERNATIVES:

Current: The current “C-2” Commercial 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. “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.

Proposed: The proposed “MF-25” Low Density Multi-Family District is the designation for a multi-family use with a maximum density of up to twenty-five (25) units per acre, depending on unit size. An "MF-25" 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 low density multi-family use is desired. An "MF-25" 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 within a regional center and a 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 Medical Center Area Regional Center Plan and is currently designated as “Urban Mixed Use.” The requested “MF-25” 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. The proposed “MF-25” is consistent with “MF-33” and “C-2” in the area.

3. Suitability as Presently Zoned:

The current "C-2" Commercial District is an appropriate zoning for the property and surrounding area. The proposed “MF-25” is also appropriate and provides alternative housing options and density for the Medical Center 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 Medical Center Area Regional Center Plan:

Goal 3.1-Promote urban design standards that create healthy and sustainable environments.

Goal 3.2- Encourage vibrant, accessible, mixed-use activity nodes that serve the needs of the surrounding neighborhoods for area workers and visitors.

“The Medical Center Area will set the standard for a healthy community by offering variety of... housing and transportation choices.”

6. Size of Tract:

The subject property is 5.6 acres, which could reasonably accommodate apartments.

7. Other Factors:

The proposed “MF-25” would allow development of approximately 140 units.