



City of San Antonio

Agenda Memorandum

File Number:21-2598

Agenda Item Number: 19.

Agenda Date: 4/20/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z-2021-10700052

SUMMARY:

Current Zoning: "C-3" General Commercial District

Requested Zoning: "MF-65" Multi-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 20, 2021

Case Manager: Juanita Romero, Senior Planner

Property Owner: La Cantera Development Corporation

Applicant: Vista Med, LP

Representative: Patrick Christensen

Location: 4932 Research Drive

Legal Description: Lot P-36, NCB 14697

Total Acreage: 3.0720

Notices Mailed

Owners of Property within 200 feet: 9

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 25, 1972, established by Ordinance 41426 and was zoned Temporary R-1” Residence District. The subject property was rezoned from “Temporary R-1” Residence District to “B-3” Business District by Ordinance 42115 on April 19, 1973. The subject property converted from “B-3” Business District to “C-3” General Commercial District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 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: “MF-25”

Current Land Uses: Apartments

Direction: East

Current Base Zoning: “C-3”

Current Land Uses: Retail Newly Platted

Direction: West

Current Base Zoning: “C-3”

Current Land Uses: Business Park Retail

Direction: South

Current Base Zoning: “MF-33”

Current Land Uses: Vacant Land

Overlay and Special District Information:

Transportation

Thoroughfare: Huebner Road

Existing Character: Primary Arterial A

Proposed Changes: None

Thoroughfare: Research Drive

Existing Character: Local

Proposed Changes: None

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

Routes Served: 522, 503, 603 and 501

Traffic Impact: A Traffic Impact Analysis is not required; the proposed use does not exceed the minimum threshold.

Parking Information: The parking minimum for a multifamily development is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The current “C-3” General 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. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "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.

Proposed: The proposed “MF-65” Limited Density Multi-Family District is the designation for multi-family use with a maximum density of up to eighteen (65) units per acre, depending on unit size. An "MF-65" district designation may be applied to a use in a multi-family residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which limited density multi-family use is desired.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within Medical Center Regional Center and is within 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 “Regional Mixed Use” in the future land use component of the plan. The requested “MF-65” 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. The proposed changes would reduce potential impacts from “C-3” uses and allow for additional multifamily residences within the area.

3. Suitability as Presently Zoned:

The current “C-3” zoning is appropriate for the property and surrounding area. The proposed “MF-65” is also an appropriate zoning for the surrounding area with good vehicular access and proximity to retail and employment. The proposed “MF-65” zoning will also allow development of additional housing options.

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: Promote a Healthy Environment

- Promote urban design standards that create healthy and sustainable environments.
- Encourage vibrant, accessible, mixed-use activity nodes that serve the needs of the surrounding neighborhoods for area workers and visitors.

6. Size of Tract:

The subject property is 3.0720 acres, which could reasonably accommodate multifamily residential uses.

7. Other Factors:

The applicant is seeking a zoning change to allow for the construction of a multi-family development that shall not exceed 65 units per acre. This is a potential total of up to 200 units.