



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** October 18, 2022

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

Zoning Case Z-2022-10700276

**SUMMARY:**

**Current Zoning:** "R-6" Residential Single-Family District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 18, 2022

**Case Manager:** Adolfo Gonzalez

**Property Owner:** Stockton Frank M Jr.

**Applicant:** Stockton Frank M Jr.

**Representative:** Patrick W Christensen, PC

**Location:** 4823 Gus Eckert Road

**Legal Description:** Lot P-104, NCB 14697

**Total Acreage:** 1.5810 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 11

**Registered Neighborhood Associations within 200 feet:** N/A

**Applicable Agencies:** None.

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 41426, dated December 25, 1972 and zoned Temporary “R-1” Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “R-1” Single-Family Residence District converted to the current “R-6” Residential Single-Family District.

**Topography:** The property does not include any abnormal physical features such as slope or incursion in a floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "MF-33"

**Current Land Uses:** Apartment Complex

**Direction:** East

**Current Base Zoning:** "MF-33"

**Current Land Uses:** Apartment Complex

**Direction:** West

**Current Base Zoning:** "MF-33"

**Current Land Uses:** Apartment Complex

**Direction:** South

**Current Base Zoning:** "MF-33"

**Current Land Uses:** Multi-Family housing

**Overlay District Information:**

None.

**Special District Information:**

None.

**Transportation**

**Thoroughfare:** Gus Eckert Rd.

**Existing Character:** Local

**Proposed Changes:** None known.

**Thoroughfare:** Fredericksburg Rd.

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None known.

**Public Transit:** There is public transit within walking distance of the subject property.

**Routes Served:** 603, 501

**Traffic Impact:** A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

**Parking Information:** The minimum parking requirement for multi-family development at a maximum density of 25 units per acre is 1.5 spaces per unit. The maximum parking allowed for multi-family development at a density of 25 units per acre is 2 spaces per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: “R-6” Residential Single-Family District permits single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: “MF-25” Low Density Multi-Family District permits residential development up to 25 units per acre.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

Subject property is located with the Medical Regional Center and within ½ a mile from the Fredericksburg 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 approval criteria below.

- 1. Consistency:** The subject property is located within the Medical Center Area Regional Center Plan and is designated as “Medium Density Residential.” The requested “MF-25” 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 use is consistent with the established development pattern of the surrounding area. Properties to the east, west and south of the subject site are zoned “MF-33” Multi-Family District.
- 3. Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “MF-25” Low Density Multi-Family District is also appropriate. The existing “R-6” is out of place sandwiched between the existing “MF-33” Multi-Family zoning and uses. The “MF-25” Low Density Multi-Family provides slightly less density but is consistent with development in the area. Additionally, the request for residential development is in alignment with the goals and

objectives of the Strategic Housing Implementation Plan for diverse housing options for all income levels to address the growing housing needs in the City.

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 request does not appear to conflict with any public policy objective of the Medical Center Area Regional plan. Relevant Goals and Policies of the Comprehensive Plan may include:

Housing Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

Housing Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

Housing Strategy 3.1: Support and potentially initiate rezoning of parcels in areas designated Medium Density Residential and High Density Residential when such rezoning's support the land use and development vision expressed in the Medical Center Area Regional center plan.

Housing Strategy 2.1: Encourage the development of medium and high-density housing products in and around commercial, employment, and transit nodes in the Medical Center Area.

6. **Size of Tract:** The 1.5810-acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The property is proposed for development of multifamily uses that shall not exceed 25 units per acre. At 1.5810 acres, there could potentially be development of 39 units.