



City of San Antonio

Agenda Memorandum

Agenda Date: November 3, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2022-10700251

SUMMARY:
Current Zoning: “C-2” Commercial District

Requested Zoning: “MF-18” Limited Density Multi-Family District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 4, 2022

Case Manager: Joshua Orton, Senior Planner

Property Owner: Ron and Vanessa LLC

Applicant: Ron and Vanessa LLC

Representative: Patrick W. Christensen

Location: 3670 South Loop 1604 East

Legal Description: 8.784 acres out of CB 4167A

Total Acreage: 8.784

Notices Mailed**Owners of Property within 200 feet:** 19**Registered Neighborhood Associations within 200 feet:** None**Applicable Agencies:** None**Property Details****Property History:** The property was annexed into the City of San Antonio by Ordinance 2016-11-10-0881, dated November 9, 2016, and zoned "C-2" Commercial 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:** C-2**Current Land Uses:** Storage Warehouse**Direction:** East**Current Base Zoning:** R-5**Current Land Uses:** Single Family Residential**Direction:** South**Current Base Zoning:** R-5**Current Land Uses:** Vacant**Direction:** West**Current Base Zoning:** OCL**Current Land Uses:** N/A**Overlay District Information:** N/A**Special District Information:** N/A**Transportation****Thoroughfare:** South Loop 1604 East**Existing Character:** Expressway**Proposed Changes:** None known**Public Transit:** There are no VIA bus routes for the subject property**Traffic Impact:** Preliminary Review Only - Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of

platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting.

Parking Information: The minimum parking requirement for multifamily dwellings is 1.5 per unit.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "C-2" Commercial districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

Proposed Zoning: "MF-18" Limited Density Multi-Family allows residential development up to 18 units per acre.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located with the Far South Regional Center and is not within ½ a mile from the Premium Transit Corridor

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 Heritage South Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested "MF-18" 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. Surrounding properties are zoned "R-5" Residential Single-Family and "C-2" Commercial District.
3. **Suitability as Presently Zoned:** The existing "C-2" Commercial District is an appropriate zoning for the property and surrounding area. The proposed "MF-18" Limited Density Multi-Family is also appropriate and provides a suitable transition between the existing residential

and commercial zoning. The request for residential development is also consistent with the goals of the Strategic Housing Implementation Plan for housing alternatives for the growing population and housing options for all demographics and income status.

4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. **Public Policy:** Relevant Goals and Policies of the Heritage South Sector Plan may include:

HOU-1.1 Encourage a mix of housing types, including multi-family homes, custom homes, garden homes, and single-family detached homes to provide “life cycle” housing options (ranging from college students, young adults, families, and retired/ senior) within the area.

HOU-1.2 Encourage higher-density housing at strategic nodes

LU-3.1 Promote nodal development at appropriate locations where infrastructure (water and sewer) is adequate while preserving natural and historic resources

6. **Size of Tract:** The 8.74 acre site is of sufficient size to accommodate the proposed multi-family development.
7. **Other Factors:** At a density of 18 units per acre the density of units calculates to approximately 157 units.