



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** May 4, 2023

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 7

**SUBJECT:**

ZONING CASE Z-2023-10700037

(Associated Plan Amendment PA-2023-11600013)

**SUMMARY:**

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

**Requested Zoning:** "MF-18" Limited Density Multi-Family District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 4, 2023

**Case Manager:** Camryn Blackmon, Zoning Planner

**Property Owner:** Nathan Hawkins

**Applicant:** Nathan Hawkins

**Representative:** Nathan Hawkins

**Location:** Generally located at the 7000 block of Mainland Drive

**Legal Description:** Lot P-92D, NCB 18311

**Total Acreage:** 2.19

**Notices Mailed**

**Owners of Property within 200 feet:** 68

**Registered Neighborhood Associations within 200 feet:** Bandera Landing Townhomes  
Homeowner Association  
**Applicable Agencies:** Planning Department

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 76896, dated December 30, 1992, and zoned Temporary “R-1” Single-Family Residence District. The property was rezoned by Ordinance 77888, dated May 4, 1993, to “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:** "R-6"

**Current Land Uses:** Single-Family Dwelling

**Direction:** East

**Current Base Zoning:** "RM-4"

**Current Land Uses:** Duplex

**Direction:** South

**Current Base Zoning:** "RM-4"

**Current Land Uses:** Duplex

**Direction:** West

**Current Base Zoning:** "R-6"

**Current Land Uses:** Single-Family Dwelling

**Overlay District Information:**

None.

**Special District Information:**

None.

**Transportation**

**Thoroughfare:** Mainland Drive

**Existing Character:** None

**Proposed Changes:** None Known

**Thoroughfare:** Highland Park

**Existing Character:** None

**Proposed Changes:** None Known

**Public Transit:** There is no public transit within walking distance of the subject property.

**Traffic Impact:**

**\*\*The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502\*\***

A TIA Report is Not Required.

**Parking Information:** The minimum parking requirement for a multi-family dwelling with a maximum of 39 units is 1.5 per unit. The maximum parking requirement for a multi-family dwelling with a maximum of 39 units is 2 per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: “R-6” Residential Single-Family District allows 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-18” Limited Density Multi-Family District allows for multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 18 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

**FISCAL IMPACT:**

None.

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

Subject property is not located within a Regional Center or within ½ a mile from a Premium Transit Corridor

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission recommend Approval, pending Plan Amendment.

**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 Northwest Community Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “MF-18” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Medium Density Residential”. Staff and Planning Commission recommend Approval.

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-6” Residential Single-Family District and “RM-4” Residential Mixed 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-18” Limited Density Multi-Family District is also appropriate for the property. The proposed rezoning request is to permit 39 units within the 2.19-acre vacant lot. Given the property is currently vacant and is within proximity to medium density residential uses, the proposed request will not have an adverse impact on the character of the area. Additionally, the proposed use will also provide an alternative housing type to the area and aligns with the goals of the Strategic Housing Implementation Plan (SHIP) to provide more housing for growing housing needs.
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 objectives of the SA Tomorrow Comprehensive Plan:

**Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:**

**GCF Goal 5:** Growth and city form support improved livability in existing and future neighborhoods.

**GCF Policy 14:** Establish appropriate buffers and transitions (land use, form, and/or landscaping) between residential neighborhoods and surrounding higher-density development.

**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 Policy P30:** Ensure infill development is compatible with existing neighborhoods

6. **Size of Tract:** The 2.19 acre site is of sufficient size to accommodate the proposed 39 unit development.
7. **Other Factors:** The property is proposed for development of multifamily uses that shall not exceed 18 units per acre. At 2.19 acres, there could potentially be development of 39 units. The applicant requests to build 39 units.