



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: August 17, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

ZONING CASE Z-2021-10700189
(Associated Plan Amendment PA-2021-11600058)

SUMMARY:

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

Requested Zoning: "MF-18" Multi-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 7, 2021. This case was continued from August 17, 2021.

Case Manager: Catherine Hernandez, DSD Administrator

Property Owner: Mohammadasif Vohra

Applicant: Tom Wood

Representative: Tom Wood

Location: 9100 block of Old Tezel Road

Legal Description: Lot P-331A, NCB 15479

Total Acreage: 1.883

Notices Mailed

Owners of Property within 200 feet: 53

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The property was annexed as Temporary “R-1” Residence District by Ordinance 79038 dated December 30, 1993. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “R-1” 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:

Current Land Uses: Single Family Subdivision

Direction: East

Current Base Zoning:

Current Land Uses: Single Family Subdivision

Direction: South

Current Base Zoning:

Current Land Uses: Single Family Subdivision

Direction: West

Current Base Zoning:

Current Land Uses: Single Family Subdivision

Overlay District Information:

None

Special District Information:

None

Transportation

Thoroughfare: Old Tezel

Existing Character: Collector

Proposed Changes: None Known

Thoroughfare: Fallen Willow

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are VIA bus routes within walking distance.

Routes Served: 606

ISSUE:

None

ALTERNATIVES:

Current Zoning: 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: 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:

The property is not located within a regional center nor is it located within the premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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. The rezoning only adds the right to limited density multifamily and is limited to the same height as the surrounding single family. The proposed change would allow additional housing styles in close proximity to area schools and parks. The “MF-18” change would be appropriate as buffer along Old Tezel Road, and acts as a good transition and alternative to the existing “Low Density Residential” with only slightly more density.
3. **Suitability as Presently Zoned:** The existing "R-6" is an appropriate zoning for the property and surrounding area. The proposed "MF-18" would also be an appropriate zoning for the property and surrounding area while providing 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 request does/does not appear to conflict with any public policy objective. SA Tomorrow Comprehensive Plan Goals: 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. GCF Goal 4 Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents. GCF Goal 5 Growth and city form support improved livability in existing and future neighborhoods. GCF Goal 7 Development practices that minimize, mitigate or avoid negative impacts on the city’s natural resources, water supply, water quality, surface waterways and air quality.
6. **Size of Tract:** The 1.883 acre site is of sufficient size to accommodate the proposed multifamily development.
7. **Other Factors** None