

Planning Department Citywide Planning Division Zoning Case Review

Zoning Case No.: Z2022-10700092

Address: Generally located southeast of the intersection of Nacogdoches Rd and Toepperwein Rd.

Existing Zoning: R-6 AHOD & C-2 AHOD

Requested Zoning: C-2 AHOD & MF-18 AHOD

Registered Neighborhood Association(s): Hill Country HOA is located within 200 ft

Neighborhood/Community Plan: North Sector Plan

Comprehensive Plan Sub-area: Rolling Oaks Area Regional Center Plan

Future Land Use for the site: Suburban Tier

Analysis:

The subject property has a partial base zone of R-6 and C-2. The applicant is requesting a zoning change to C-2 and MF-18 to allow for commercial and multi-family uses. The future land use designation for the subject property is Suburban Tier which allows for detached retail services, single family housing, multi-family housing, garden homes, and condominiums. Surrounding properties have a base zoning district of R-6, C-2NA, C-2, and C-3NA. The property is located within the North Sector Plan and the SA Tomorrow's Rolling Oaks Area Regional Center Plan.

Zoning and Land Use Category Definitions

MF-18 Limited Density Multi-Family District: Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zerolot line dwelling, with a maximum density of 18 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

C-2 Commercial District: C-2 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.

Suburban Tier:

Residential: Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominium.

Commercial: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate.

Permitted Zoning Districts: NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, **MF-18**, O-1, O-1.5, NC, C-1, **C-2**, C-2P, RD (Conservation Subdivision), UD.

Relevant Goals and Policies of the Comprehensive Plan may include:

H 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.

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

H Goal 4: Improved infrastructure, services and amenities increase market demand and attract residents to priority growth.

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H Goal 5: High-density housing choices are available within the city's 13 regional centers and along its arterial and transit

GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.

GCF Goal 1: Priority growth areas attract jobs and residents.

GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.

JEC Goal 1: Employment is focused in the city's 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio's residents and businesses

Relevant Goals of the North Sector Plan may include:

Housing Goal 1: Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.

Housing Goal 2: High density housing is developed near post-secondary education facilities, principal and arterial transportation routes, and major employment areas.

Economic Development Goal 1: Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

Land Use Goal 3: Higher density/intensity tiers are recommended adjacent or proximate to activity centers.

Land Use Goal 6: Development of livable, walkable communities is encouraged.

Staff recommends approval of the zone change request. The proposed zoning is consistent with the designated future land use for the site, compatible with its surrounding uses, and supports the above listed goals of the North Sector Plan and the goals and policies of the SA Tomorrow Comprehensive Plan.

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation:

Reviewer: Ana G. Villarreal

Title: Senior Planner

Date: 04/19/2022