



City of San Antonio

Agenda Memorandum

Agenda Date: October 19, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:
ZONING CASE Z-2021-10700253

SUMMARY:

Current Zoning: “C-3” General Commercial District

Requested Zoning: “MF-33” Multi-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 19, 2021

Case Manager: Forrest Wilson, Planner

Property Owner: PT Huffman, LLC

Applicant: PT Huffman, LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 5400 Block of Rogers Road

Legal Description: Lot 36, Block 4, NCB 17640

Total Acreage: 14.872

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Mountain View Acres Neighborhood Coalition

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 59776, dated December 30, 1984 and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 60315, dated February 28, 1985 to "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3" Business District converted to "C-3" General 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-3"

Current Land Uses: Medical/Shopping Center

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-Family

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Vacant

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Vacant

Overlay District Information:

None.

Special District Information:

None.

Transportation

Thoroughfare: Rogers Road

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 660

Traffic Impact: TIA is required.

Parking Information: The minimum parking requirement is 1 parking space per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “C-3” General Commercial base zoning districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed Zoning: “MF-33” Multi-Family allows any uses permitted in MF-25 but with a maximum density of 33 units per acre.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Highway 151 and Loop 1604 Regional Center and a 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 West/Southwest Sector Plan and is currently designated as General Urban Tier in the land use component of the plan. The requested “MF-33” Multi-Family base zoning district is consistent with the current 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 include a mix of residential and commercial uses.
3. **Suitability as Presently Zoned:** The existing “C-3” General Commercial District is not an appropriate zoning for the property and surrounding area. The requested “MF-33” Multi-Family base zoning district is appropriate for the size of the property and is in close proximity to retail, employment and transportation 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 proposed change of zoning does not appear to conflict with the following goals and strategies of the West/Southwest Sector Plan.

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.

Relevant Goals and Strategies of the West/SW Sector Plan may include:

Goal HOU-1: Housing stock is diverse, and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan

Strategy HOU-1.2: Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood

6. **Size of Tract:** The 14.872 acre site is of sufficient size to accommodate residential development.
7. **Other Factors:** The property is proposed for development of multifamily uses that will not exceed 33 units per acre. At 14.872 acres, there could potentially be development of 490 units. The applicant is requesting to build 479 units.