



It's All About the **ZONING**

"MF-33" & "RM-4" Designations

Community Meeting
October 14, 2019

Presented by:
Catherine Hernandez - DSD Administrator



Mayor and City Council

Councilman Roberto C. Trevino, District 1

Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Andy Seg
Attorney; John Peterek, Assistant to the City Manager; Christopher
Assistant to City Council

Request to discuss and proposed solutions to current issues facing n
zoning designations

August 21st 2017

Item Proposed for Consideration

Request for support for the inclusion of the following item on the agenda of the ea
meeting of the Governance Committee:

Discussion of, and implementation of possible Municipal Code and Zoning chang
RM-4 zoning designations as they relate to:

Multi-family zoning that is not consistent with land-use designations, community plans

Requesting the UDC to safeguard development patterns that are compatible with surround

code as it was written historically was not able to take into account new develo
patterns, and allows for developments that are similar to infill without requiring a r

benefits that come from requiring a rezoning to IDZ, such as allowing for neigh
participation and involvement, a review of a site plan for appropriateness, and a deci
ing commission and council for compatible development are not available in the
intention of these zoning designations is not consistent with the current utilizat
RM-4 was originally intended to be a low-density designation, (duplexes, triplexes, or fo
RM-4 is being used for high density developments, such as multiple individual structu
small lot which result in a high impact in the surrounding community with little to
input from that community or appropriate commissions

Background

In the past two years, there have been a growing number of RM-4 and MF-33 units
units which have caused much concern throughout our communities. Current
specifications for these codes allow for construction up to 35 feet in RM-4 and
no specifications that the units allowed must be contained within a sing

COUNCIL CONSIDERATION REQUEST



- Submitted by Councilman Treviño (CD 1)
- Address growing need for housing without compromising integrity of neighborhoods
 - multi-family zoning (MF-33 & RM-4) not consistent with:
 - Adopted land use plans
 - Current patterns of development

OVERVIEW

1

RM-4 & MF-33 allow for construction up to 35 ft. & 45 ft. (height) respectively

2

Neighborhoods with lots zoned RM-4 & MF-33 throughout because of:

- Rezoning approved decades ago
- 2001 UDC conversion

3

Redevelopment results in incompatible:

- Height
- Lot coverage

RESIDENTIAL MIXED DISTRICTS

Medium to High Density Residential Uses			
1-, to 4-family dwellings	Flexible design requirements	Preserves neighborhood character	Allows clustered development
Density Limitations per Acre			
RM-6 = 7 units	RM-5 = 9 units	RM-4 = 11 units	
<i>Density may be exceeded as long as minimum lot size is met and the maximum number is:</i>			
RM-6 = 2 per 6,000 sq. ft.	RM-5 = 3 per 5,000 sq. ft.	RM-4 = 4 per 4,000 sq. ft.	
Height Limitations			
35 feet/3 stories			

MULTI-FAMILY DISTRICTS

District		Density per Acre	Height
Limited Density	MF-18	18 units	35 ft.
Low Density	MF-25	25 units	35 ft.
Multi-Family	MF-33	33 units	45 ft.
Multi-Family	MF-40	40 units	60 ft.
Multi-Family	MF-50	50 units	No restriction
Urban	MF-65	65 units	No restriction

TASK FORCE

- Task force
 - 16 members
 - Neighborhoods with RM/MF zoning
 - Development community
 - 7 meetings
 - Mar. through Sept.
 - Open to the public
 - Proposed recommendations for compatibility of new development:
 - Height
 - Front setback
 - Street orientation

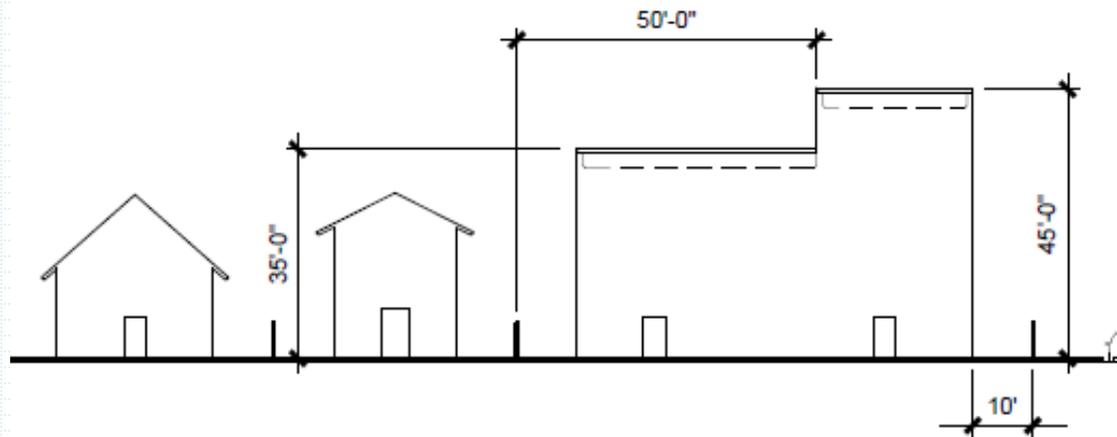
- Community meetings:
 - Jun. & Oct.
- Next steps:
 - Survey through SASpeakUp



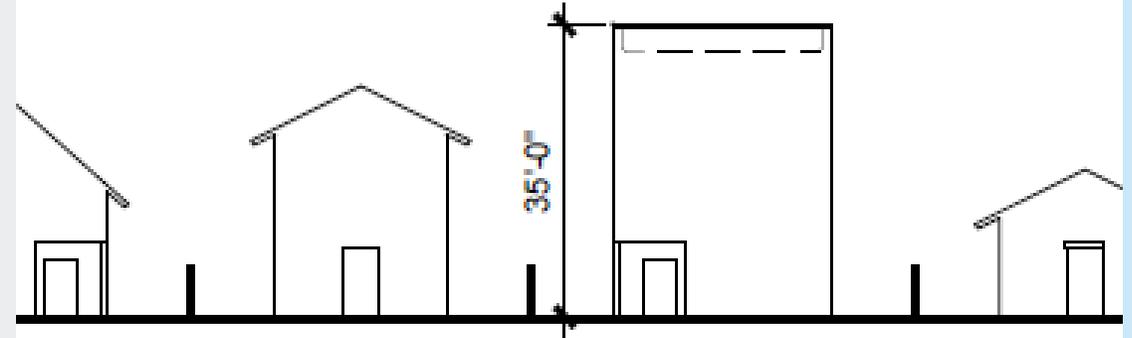
HEIGHT

CURRENT

- MF-33 = 45 ft. in height
- No restrictions when next to homes (single-family)



PROPOSED

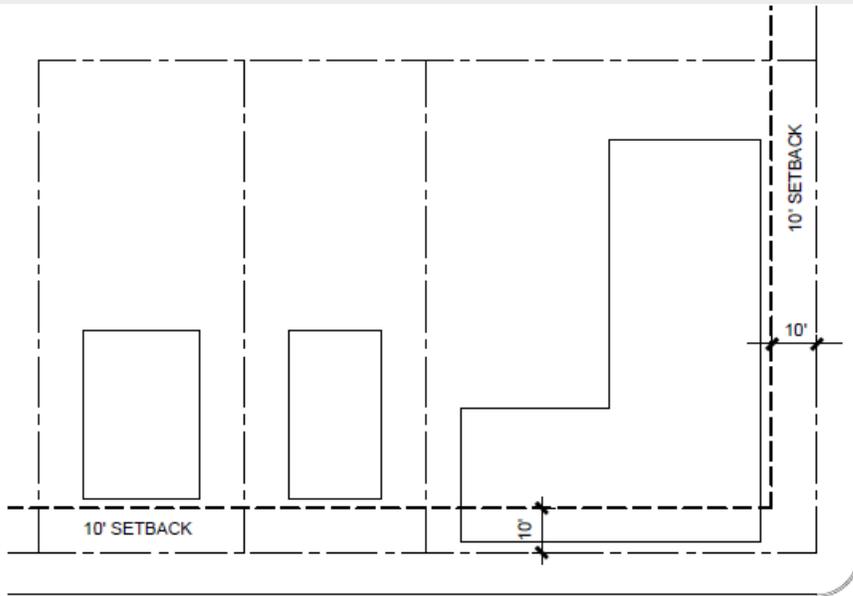


- Restrict height to the maximum in single-family districts:
 - For commercial, office, or multi-family
 - Within 50 ft. of established single-family residential use

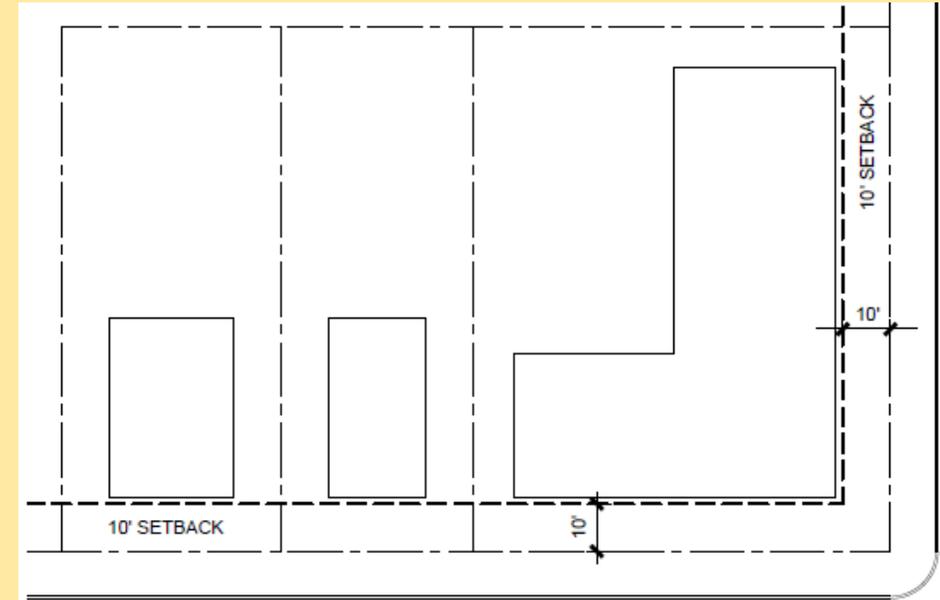
FRONT SETBACK

CURRENT

- MF-33 = no minimum front setback
 - Has maximum front setback = 20 ft.
 - Creates inconsistency



PROPOSED

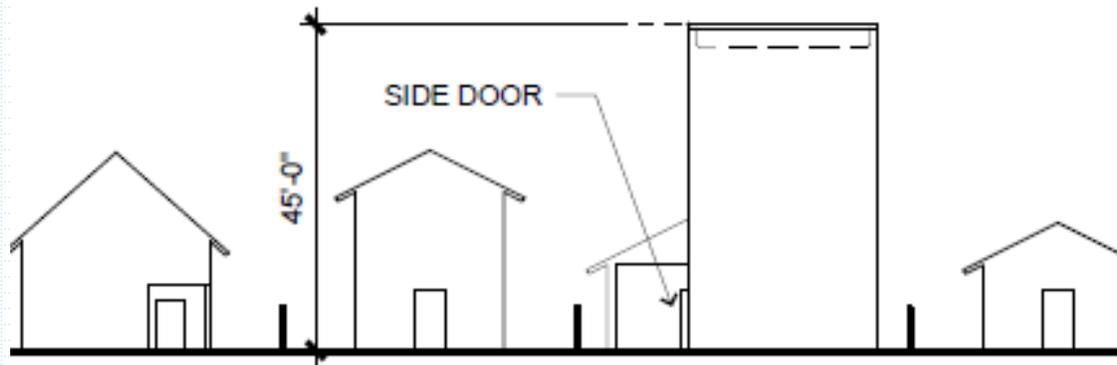


- Minimum setback same as that of adjacent lot:
 - 1/3 of acres or smaller lots
 - Zoned MF-33
 - Abuts single-family use
- Setback for single-family residential = 10 ft.

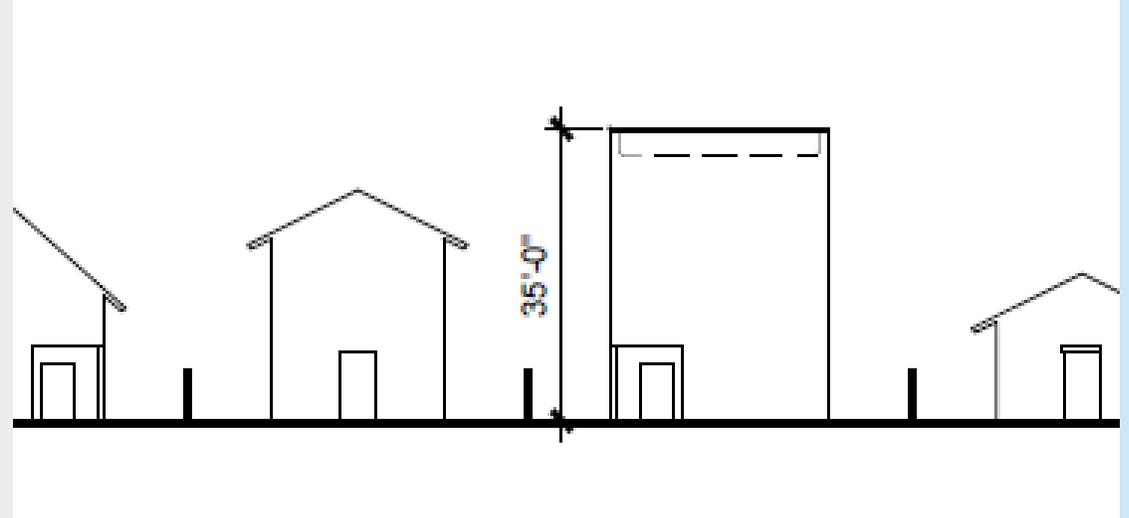
STREET ORIENTATION

CURRENT

- No street orientation requirement for RM & MF districts
 - For front entry
 - Creates an “isolated” neighborhood

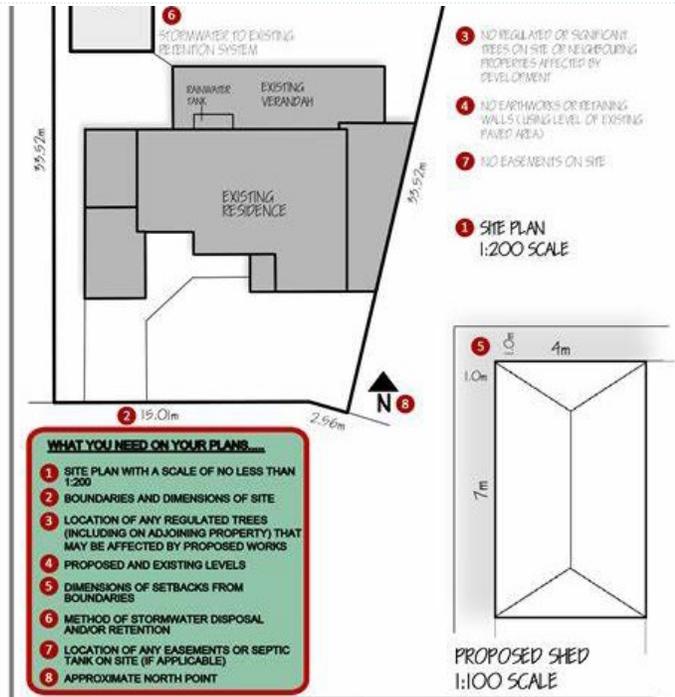


PROPOSED



- Add requirement of front entry oriented to street in RM & MF districts for:
 - Construction of 2 – 4 units in lots 1/3 acres or less
 - Provide walkway
 - Applies to primary structure only

POTENTIAL 2020 UDC AMENDMENTS



Height

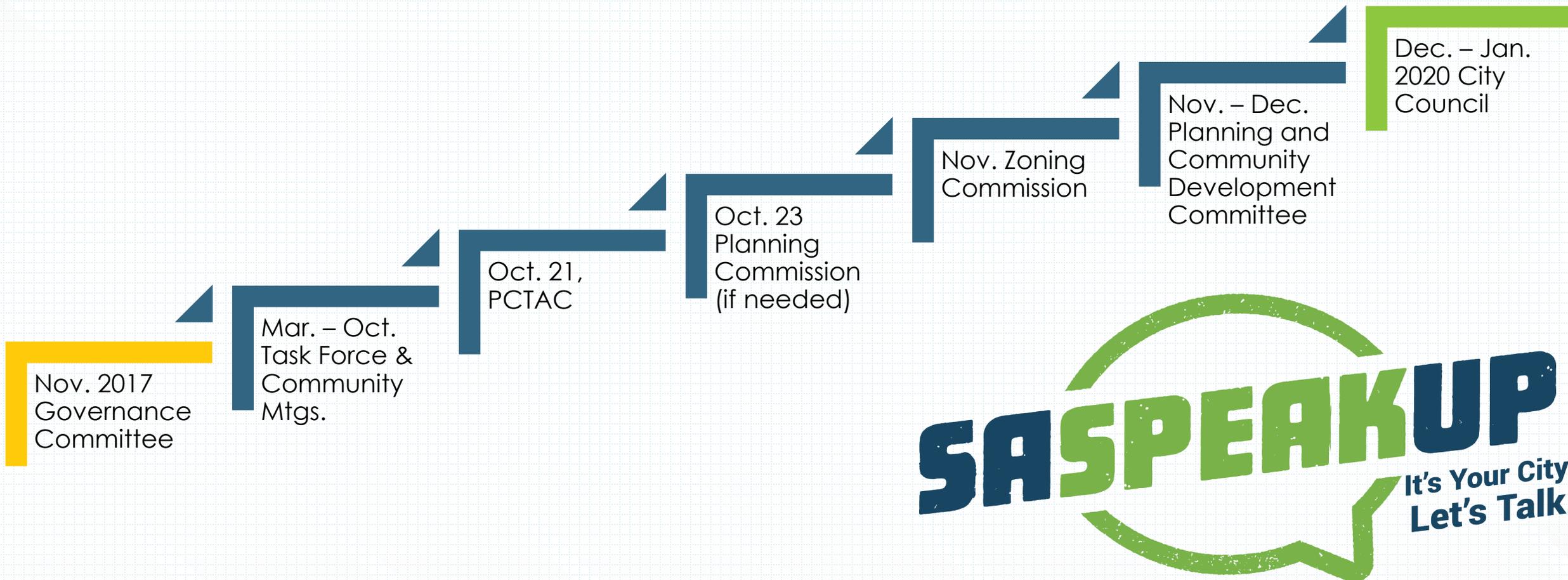
% of lot coverage

Attached vs. detached dwellings

Site plan requirements

Water management (LID requirements)

TIMELINE





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