



City of San Antonio

Legislation Details (With Text)

File #: 17-6382

Type: Zoning Case

In control: City Council A Session

On agenda: 12/7/2017

Title: ZONING CASE # Z2018041 (Council District 8): An Ordinance amending the Zoning District Boundary from "MF-33" Multi-Family District to "MF-50" Multi-Family District on Lot 16, Block 1, NCB 15017, located at 11327 Expo Boulevard. Staff and Zoning Commission recommendation pending the December 5, 2017 hearing.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Draft Ordinance, 3. Ordinance 2017-12-07-0979

Date	Ver.	Action By	Action	Result
12/7/2017	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2018041

SUMMARY:

Current Zoning: "MF-33" Multi-Family District

Requested Zoning: "MF-50" Multi-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 5, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: Four Oaks Tower, Ltd.

Applicant: Mission DG, Ltd.

Representative: Kaufman & Killen

Location: 11327 Expo Boulevard

Legal Description: Lot 16, Block 1, NCB 15017

Total Acreage: 2.039

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: Vance Jackson Neighborhood Association

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed and zoned “P-1 (B-2)” Planned Business District by Ordinance 32614, dated September 24, 1964. The property was rezoned from “P-1(B-2)” to “R-3” Multiple Family Residence District by Ordinance 79023, dated October 28, 1993. The property converted from “R-3” to the current “MF-33” base zoning with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-2”, “R-6”

Current Land Uses: Apartment Complex, Vacant Lot

Direction: East

Current Base Zoning: “C-3 PUD”

Current Land Uses: Parking Lot

Direction: South

Current Base Zoning: “C-3 PUD”

Current Land Uses: Office Building

Direction: West

Current Base Zoning: “C-3”

Current Land Uses: Retail Center

Overlay and Special District Information:

None.

Transportation

Thoroughfare: Expo Boulevard

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Huebner Road

Existing Character: Primary Arterial

Proposed Changes: None Known

Public Transit: VIA bus routes 96 and 603 are within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information:

The minimum parking required for “MF-50” is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “MF-33”, which permits 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, college fraternity dwelling, off-campus school dormitory/housing, but with a maximum density of 33 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center. The subject property is within a ½ of a mile of the Fredericksburg 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 the approval criteria below.

1. Consistency:

The subject property is located within the North Sector Plan and is currently designated as “Mixed Use Center” in the future land use component of the plan. The requested “MF-50” base zoning is compatible with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The request to increase the allowable density should not have an adverse impact on neighboring lands.

3. Suitability as Presently Zoned:

The current “MF-33” base zoning is not consistent with the future land use designation of the property. The future land use of “Mixed Use Center” allows for a more dense multi-family development such as “MF-40” or the requested “MF-50”.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The proposed zoning change and development will offer much needed housing options for the future growth and development of San Antonio.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the North Sector Plan.

- Goal HOU-1 Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.
- HOU-1.2 Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.
- Goal HOU-2 High density housing is developed near post secondary education facilities, principal and arterial transportation routes, and major employment areas.

6. Size of Tract:

The subject property is 2.039 acres, which should reasonably accommodate the proposed development.

7. Other Factors:

None.