



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-6357  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 12/5/2017  
**Title:** ZONING CASE # Z2018041 (Council District 8): A request for a change in zoning 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 recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Location Map

Date	Ver.	Action By	Action	Result
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**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 consistent 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.