



City of San Antonio

Agenda Memorandum

Agenda Date: April 5, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2022-10700056

SUMMARY:
Current Zoning: “R-6” Residential Single-Family District

Requested Zoning: “MXD” Mixed-Use District with a maximum density of sixty-five (65) units per acre

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 5, 2022. This case is expedited to the April 7, 2022, Council hearing.

Case Manager: Rebecca Rodriguez, Senior Planner

Property Owner: KLRN Endowment Fund, Inc.

Applicant: Vaquero Multifamily, LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 11306 Huebner Road

Legal Description: Lot P-6, NCB 15017

Total Acreage: 4.8370

Notices Mailed

Owners of Property within 200 feet: 47

Registered Neighborhood Associations within 200 feet: Vance Jackson Neighborhood Inc.

Applicable Agencies: Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 41428, dated December 26, 1972, and zoned Temporary “R-1” Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned Temporary “R-1” Single-Family Residence District converted to the current “R-6” Residential Single-Family 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: MF-33

Current Land Uses: Multi-Family

Direction: South

Current Base Zoning: C-3 and MF-50

Current Land Uses: Retail Center and Multi-Family

Direction: East

Current Base Zoning: C-2

Current Land Uses: Multi-Family

Direction: West

Current Base Zoning: C-2

Current Land Uses: Multi-Family

Overlay District Information:

None.

Special District Information:

The Mixed Use District is a special district designed to provide a concentrated mix of residential, retail, service, and office uses. A site plan is required for a rezoning to “MXD” that will include the location of the uses. A zoning review is performed by the Zoning Section of the Development Services Department during the review of the building permit.

Transportation

Thoroughfare: Huebner Road

Existing Character: Primary Arterial A

Proposed Changes: None

Thoroughfare: Expo Boulevard
Existing Character: Local
Proposed Changes: None

Public Transit: There are VIA bus routes are within walking distance of the subject property.
Routes Served: 96, 503, 603

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for multi-family development at a maximum density of sixty-five (65) per acre is 1.5 spaces per unit. The minimum parking requirement for the commercial development will be determined at a later date when the uses are established.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-Family allow dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: “MXD” Mixed Use Districts provide a concentrated mix of residential, retail, service, and office uses.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center but is within the 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 North Sector Plan and is currently designated as “Mixed Use Center” in the future land use component of the plan. The requested “MXD” base zoning district is consistent with the future 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. There are multi-family and commercial uses found in the immediate area.

3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is not an appropriate zoning for the property and surrounding area. The proposed “MXD” Mixed-Use District with a maximum density of sixty-five (65) units per acre is an appropriate zoning for the property. The property is located on a large corner lot, and in proximity to Interstate Highway 10. Multi-Family and Commercial uses are established within the surrounding area thus, the request is not out of character for the neighborhood. Additionally, the zoning request will provide neighborhood services as there will be an integration of both commercial and multi-family uses on the property.
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 request does not appear to conflict with any public policy objective. The proposed zoning change will meet the following goals and principles of the North Sector Plan:

HOU-1.1: Consider innovative allowances in zoning amendments that promote a variety of housing types in the North Sector and embrace flexible standards, including, but not limited to: zero lot lines, clustering of development, and density bonuses as per the Sector Land Use Plan.

HOU-2.3: Utilize High Density Residential as a buffer between principal and arterial roadways/non-residential (i.e. office, retail, commercial uses) and lower density residential housing.

LU-1.2: Promote the application of site plan and subdivision designs that provide residents with transportation choices to walk, ride bicycles, access public transit, as alternatives to a vehicle.

LU-1.3: Promote a variety of housing types, including apartments, lofts, condominiums, townhouses and single family attached and detached housing between Loop 1604 and Loop 410.

LU-6.5: Encourage development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods.

6. **Size of Tract:** The 4.8370 acre site is of sufficient size to accommodate the proposed mixed use development, including a commercial and multi-family uses.
7. **Other Factors:** The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates both multi-family and commercial uses, with a total of 305 proposed units.