



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-4042

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 8/20/2015

**Title:** ZONING CASE # Z2015204 (Council District 8): An Ordinance amending the Zoning District Boundary from "PUD C-2 GC-1 MLOD" Planned Unit Development Commercial Gateway Corridor Military Lighting Overlay District to "PUD MF-33 GC-1 MLOD" Planned Unit Development Multi-Family Gateway Corridor Military Lighting Overlay District approximately 0.658 acres out of NCB 16390, generally located in the 7900 Block of Calle Rialto. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15053)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2015204 Location Map, 2. Z2015204 Zoning Minutes, 3. Ordinance 2015-08-20-0729

| Date      | Ver. | Action By              | Action            | Result |
|-----------|------|------------------------|-------------------|--------|
| 8/20/2015 | 1    | City Council A Session | Motion to Approve |        |

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Zoning Case Z2015204  
(Associated Plan Amendment 15053)

**SUMMARY:**

**Current Zoning:** "PUD C-2 GC-1 MLOD" Planned Unit Development Commercial Hill County Gateway Corridor Military Lighting Overlay Airport Hazard Overlay District

**Requested Zoning:** "PUD MF-33 GC-1 MLOD" Planned Unit Development Multi-Family Hill County Gateway Corridor Military Lighting Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 7, 2015

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Fair Prospects, L.P.

**Applicant:** Brown and Ortiz, L.P.

**Representative:** Brown and Ortiz, L.P.

**Location:** 7900 Block of Calle Rialto

**Legal Description:** Portions of Lots 9, 10, 11, and 901, Block 3, NCB 16390

**Total Acreage:** 0.658

**Notices Mailed**

**Owners of Property within 200 feet:** 14

**Registered Neighborhood Associations within 200 feet:** N/A

**Planning Team:** North Sector Planning Team - 39

**Applicable Agencies:** Camp Bullis

**Property Details**

**Property History:** The subject property was annexed in November 25, 2001 (Ordinance # 94499) and after the annexation the property was zoned "PUD RM-4 GC-1". In May 2006 the property was zoned as "PUD MF 25 C-3 GC-1", and then in 2009 the property was rezoned as "PUD C-3 GC-1" and "PUD MF-33 GC-1" (Ordinance # 200904160308). The property was then zoned as "PUD C-2 GC-1" in June 16, 2011 (Ordinance # 201106160516).

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North, East

**Current Base Zoning:** PUD C-3 GC-1, UZROW

**Current Land Uses:** Shopping Mall, public right-of-way.

**Direction:** West, South

**Current Base Zoning:** PUD C-2 GC-1, PUD C-3 GC-1, PUD MF-33 GC-1

**Current Land Uses:** Vacant lots

**Overlay and Special District Information:** All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD-1" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

**Transportation**

**Thoroughfare:** Calle Rialto

**Existing Character:** Local

**Proposed Changes:** None known

**Thoroughfare:** Highway Interstate Ten

**Existing Character:** Freeway 250' - 500'

**Proposed Changes:** None known

**Public Transit:** None.

**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:** Dwelling - Multi-Family (40 Units): 1.5 per unit. Maximum Parking Requirement: 2 per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the zoning request will result in the subject property retaining the “PUD C-2 GC-1” Planned Unit Development Commercial Gateway Corridor District.

**FISCAL IMPACT:**

None

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (8-0) recommend Approval, pending Plan Amendment.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is located within the North Sector Plan and is designated as Suburban Tier. The requested “PUD MF-33” base zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to General Urban Tier. Staff and the Planning Commission recommended approval of the Plan Amendment.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on surrounding properties.

**3. Suitability as Presently Zoned:**

The proposed “PUD MF-33 GC-1” zoning district would be appropriate for the subject property. The existing “property is adjacent to a “PUD MF-33 GC-1” zoning district. The applicant requests this zoning change in order to develop the property as an apartment complex. The property is currently vacant, surrounded by IH-10 and commercial land uses.

**4. Health, Safety and Welfare:**

Staff has found no 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.

**6. Size of Tract:**

The subject property is 0.658 acres in size, and adjacent to a larger MF-33 district, which accommodates the proposed development with adequate space for parking.

**7. Other Factors:**

None.