



City of San Antonio

Legislation Details (With Text)

File #: 17-6185

Type: Zoning Case

In control: City Council A Session

On agenda: 12/7/2017

Title: ZONING CASE # Z2017300 (Council District 8): An Ordinance amending the Zoning District Boundary from "MPCD MLOD-1 AHOD" Master Planned Community Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to "C-3 MLOD-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on 2.706 acres out of NCB 14858, located in the 5400 Block of Presidio Parkway. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17091)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Metes & Bounds, 5. Ordinance 2017-12-07-0978

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 Z2017300
(Associated Plan Amendment PA 17091)

SUMMARY:

Current Zoning: "MPCD MLOD-1 AHOD" Master Planned Community Camp Bullis Military Lighting Overlay Airport Hazard Overlay District

Requested Zoning: "C-3 MLOD-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 7, 2017

Case Manager: Angela Cardona, Planner

Property Owner: Galleria Ventures, LTD

Applicant: Galleria Ventures, LTD

Representative: Brown and Ortiz, P.C.

Location: 5400 Block of Presidio Parkway

Legal Description: 2.706 acres out of NCB 14858

Total Acreage: 2.706

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed in September, 1964 (Ordinance 32614) and was zoned "B-3" Business District. Upon adoption of the Unified Development Code in 2001 (Ordinance 93881), the property converted to "C-3" General Commercial District. The property was then zoned to the current "MPCD" Master Planned Community District in November, 2012 (Ordinance 2012-11-15-0919).

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3"

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: "MF-33"

Current Land Uses: Multi-Family Apartments

Direction: East

Current Base Zoning: "MPCD"

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Medical Office Complex

Overlay and Special District Information:

The subject property is located within the "AHOD" Airport Hazard Overlay District. The "AHOD" does not restrict permitted uses, but may require additional review by both the Federal Aviation Administration and Development Services Department.

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: Presidio Parkway

Existing Character: Local Street

Proposed Changes: None Known.

Thoroughfare: Vance Jackson Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None Known.

Public Transit: The nearest VIA bus route is #603 and is within walking distance of the subject property.

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

Parking Information: Parking requirements are determined by use. Commercial uses generally require a minimum of 1 parking space per 300 square feet and a maximum of 1 parking space per 200 square feet.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. "MPCD" districts encourage the development of areas of mixed uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building and circulation systems.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within proximity to The UTSA Regional Center and not within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) 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 currently designated as "Mixed Use". The request for "C-3" base zoning district is inconsistent with the adopted future land use plan. The applicant has requested a Plan Amendment. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change because the request is consistent with the areas commercial uses.

3. Suitability as Presently Zoned:

The current “MPCD” base zoning district is appropriate for the subject property’s location, as is the request for “C-3” which is consistent in relation to the adjacent 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 rezoning request does not appear to conflict with land use goals and strategies of the North Sector Plan to set priority for pursuing a compatible and highest and best use for development of vacant infill and underutilized parcels between Loop1604 and Loop 410.

6. Size of Tract:

The subject property totals 2.706 acres in size, which should reasonably accommodate the uses permitted in “C-3” General Commercial District.

7. Other Factors:

None.