



City of San Antonio

Legislation Details (With Text)

File #: 17-1985

Type: Zoning Case

In control: Zoning Commission

On agenda: 3/7/2017

Title: ZONING CASE # Z2017073 (Council District 8): A request for a change in zoning 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 13.949 acres out of NCB 15825, located in the 15300 block of Vance Jackson Road and the 5400 block of Presidio Parkway. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17024)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2017073
(Associated Plan Amendment 17024)

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: March 07, 2017

Case Manager: Logan Sparrow, Principal Planner

Property Owner: Galleria Ventures LTD

Applicant: Amin Guindi

Representative: Brown and Ortiz, PC

Location: 15300 block of Vance Jackson Road and the 5400 block of Presidio Parkway

Legal Description: 13.949 acres out of NCB 15825

Total Acreage: 13.949

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Department of Planning and Community Development

Property Details

Property History: The property was annexed into the City of San Antonio following the adoption of Ordinance 39169, dated February 25, 1971. The property was originally zoned "I-1" Light Industrial District and was later rezoned to "B-3" Business District. In 2001 the property converted to "C-3" General Commercial District. In 2012, the property was rezoned to the current "MPCD" Master Planned Community District.

Topography: There subject property does not have any significant slope, nor is any portion of the property located within the 100 year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MPCD

Current Land Uses: Multi-Family

Direction: East

Current Base Zoning: C-2, C-3

Current Land Uses: Vacant

Direction: South

Current Base Zoning: MPCD

Current Land Uses: Vacant, Professional Office

Direction: West

Current Base Zoning: MPCD

Current Land Uses: Vacant

Overlay and Special District Information:

“MLOD-1”

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.

“AHOD”

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of

construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Vance Jackson Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: Presidio Parkway

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There are no VIA bus routes within walking distance of the subject property.

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

Parking Information: Athletic Fields - Outdoor require a minimum of 1 parking space per 6 seats or 1 parking space per 30 if there are no permanent seats and a maximum of 1 parking space per 4 seats or 1 parking space per 50 if seats are not permanent.

Gymnasiums require a minimum of 1.5 parking spaces per 1,000 square feet of gross floor area and a maximum of 10 parking spaces per 1,000 square feet of gross floor area.

ISSUE:

None

ALTERNATIVES:

Denial of the requested zoning change will result in the subject property retaining its current zoning.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 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 “C-3” General Commercial base zoning district is not consistent and the applicant has requested a plan amendment to amend the future land use plan from “Mixed Use Center” to “Regional Center”. Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

Much of the adjacent land has yet to be developed. High density apartments are located to the north of the subject property, as well as professional offices to the south. Staff finds that the request is unlikely to harm adjacent properties.

3. Suitability as Presently Zoned:

The current “MPCD” Master Planned Community Development already permits commercial activity on the site. While the current zoning is not inappropriate, the requested zoning will allow more flexibility in the placement of intense commercial activities.

4. Health, Safety and Welfare:

Staff can find no likely adverse effects on the health, safety, and welfare of the public in relation to this zone change request.

5. Public Policy:

The North Sector Plan encourages infill development on vacant or underutilized parcels located between Loop 1604 and Loop 410. The request is consistent with this land use goal.

The area is located within a regional center, as identified in the San Antonio Comprehensive Master Plan, and is located within a third of a mile of the intersection of IH-10 and Loop 1604. The property fronts on Vance Jackson Road, which is classified as a Secondary Arterial and, combined with its proximity to IH-10 and Loop 1604, the property naturally lends itself to more intense uses. The requested “C-3” General Commercial zoning is appropriate.

6. Size of Tract:

The 13.949 acre tract is of sufficient size for the requested zoning district.

7. Other Factors:

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam and the City of San Antonio, the Military did not review the request because the property is located south of Loop 1604 and does not directly abut the installation.