



# City of San Antonio

## Legislation Details (With Text)

**File #:** 14-1550

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 8/7/2014

**Title:** ZONING CASE # Z2014188 (District 8): An Ordinance amending the Zoning District Boundary from "R-4 AHOD MLOD-1" Residential Single-Family Airport Hazard Overlay Camp Bullis Military Lighting Overlay District, "MF-50 AHOD MLOD-1" Multi-Family Airport Hazard Overlay Camp Bullis Military Lighting Overlay District, "C-2 AHOD MLOD-1" Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District and "C-3 AHOD MLOD-1" General Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District to "MF-33 AHOD MLOD-1" Multi-Family Airport Hazard Overlay Camp Bullis Military Lighting Overlay District on 16.25 acres out of NCB 15825 located on a portion of the 14900 to 15200 Block of Vance Jackson. Staff and Zoning Commission recommend approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2014-188, 2. Z2014188, 3. Ordinance 2014-08-07-0561

Date	Ver.	Action By	Action	Result
8/7/2014	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 8

**SUBJECT:**

Zoning Case Z2014188

**SUMMARY:**

**Current Zoning:** "R-4 AHOD MLOD-1" Residential Single-Family Airport Hazard Overlay Camp Bullis Military Lighting Overlay District, "MF-50 AHOD MLOD-1" Multi-Family Airport Hazard Overlay Camp Bullis Military Lighting Overlay District, "C-2 AHOD MLOD-1" Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District and "C-3 AHOD MLOD-1" General Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District

**Requested Zoning:** "MF-33 AHOD MLOD-1" Multi-Family Airport Hazard Overlay Camp Bullis Military Lighting Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 1, 2014

**Case Manager:** Brenda V. Martinez, Planner

**Property Owner:** Galleria Ventures, LTD (by Amin G. Cohen, Manager, Galleria General Partner, LLC, General Partner)

**Applicant:** Galleria Ventures, LTD (by Amin G. Cohen, Manager, Galleria General Partner, LLC, General Partner)

**Representative:** James B. Griffin, Brown & Ortiz, P.C.

**Location:** A portion of the 14900 to 15200 Block of Vance Jackson

**Legal Description:** 16.25 acres out of NCB 15825

**Total Acreage:** 16.25

**Notices Mailed**

**Owners of Property within 200 feet:** 11

**Registered Neighborhood Associations within 200 feet:** None

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

**Applicable Agencies:** The Camp Bullis Military Training Site

**Property Details**

**Property History:** The subject property was annexed in 1972 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1974 case, the tract was rezoned to “I-1” Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to “I-1” General Industrial District. In a 2006 case, the tract was rezoned to “R-4” Residential Single-Family District, “MF-50” Multi-Family District and “C-3” General Commercial District. In a 2008 case, a portion of the subject property was rezoned to “C-2” Commercial District. The property is not platted and is undeveloped.

**Topography:** The 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

**Current Base Zoning:** “C-2”

**Current Land Uses:** Undeveloped Land

**Direction:** South

**Current Base Zoning:** “MF-33” and “MF-50”

**Current Land Uses:** Apartments

**Direction:** East

**Current Base Zoning:** “I-1” and “C-3”

**Current Land Uses:** Outside Storage, Roofing Company, Distribution Center, Wholesale Water Systems and a Trucking Company

**Direction:** West

**Current Base Zoning:** “MPCD”

**Current Land Uses:** Undeveloped Land

**Overlay and Special District Information:** 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.

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:** Vance Jackson

**Existing Character:** Secondary Arterial Type A Street; 2 lanes in each direction

**Proposed Changes:** None known

**Thoroughfare:** Presidio Parkway

**Existing Character:** Collector Street; two lanes in each direction

**Proposed Changes:** None known

**Public Transit:** There is no mass transit service currently available to the subject property.

**Traffic Impact:** A Traffic Impact Analysis is required. A traffic engineer must be present at the Zoning Commission hearing.

**Parking Information:** Parking requirements for multi-family developments are determined by the total number of dwelling units.

Multi-Family Dwellings - Minimum Parking Requirement: 1.5 per unit. Maximum Parking Requirement: 2 per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current commercial, multi-family and single-family residential zoning classifications.

**FISCAL IMPACT:**

None. The applicant has paid the required zoning fees.

**RECOMMENDATION:**

Staff and Zoning Commission (11-0) recommend approval

**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 General Urban Tier in the Future Land Use component of the plan. The zoning request is consistent with the Future Land Use

designation.

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

The proposed multi-family zoning is appropriate for the area. Multi-family zoning is most appropriate at the periphery of single-family neighborhoods, and along arterials or major thoroughfares where such uses can support existing and planned commercial development. The site is located in an area where there is appropriate traffic circulation to major thoroughfares.

## **3. Suitability as Presently Zoned:**

The existing “C-3”, “C-2” and “MF-50” zoning designations as well as the requested zoning are appropriate for the area; however, the existing split-zoning is likely to impede cohesive development. Additionally, the “C-3” and “MF-50” districts are not consistent with the adopted land use plan. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the community.

The existing “R-4” zoning is not appropriate for the subject property as it is not likely to be used for a single-family development. The property abuts a railway line and an industrial park to the east and is bound by high density multi-family zoning. The proposed multi-family development is appropriate and in character with the current zoning and development pattern along Vance Jackson.

## **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 measures 16.25 acres. Should the requested rezoning be approved, the subject property may accommodate a multi-family development with up to 536 dwelling units. The applicant is proposing a total of 520 dwelling units for the site.

## **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 Houston and the City of San Antonio, the Garrison Commander did not review the rezoning request because the tract is south of Loop 1604 and not immediately adjacent to Camp Bullis.