



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-2893

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 4/15/2021

**Title:** ZONING CASE Z-2021-10700027 (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-1" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "C-3 MLOD-1 MLR-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-33 MLOD-1 MLR-1" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "MF-33 MLOD-1 MLR-1 AHOD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 1.093 acres out of NCB 15825, generally located in the 14000 Block of Vance Jackson Road. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Metes and Bounds, 5. Ordinance 2021-04-15-0266

Date	Ver.	Action By	Action	Result
4/15/2021	1	City Council A Session		

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:** Zoning Case Z2021-10700027

**SUMMARY:**

**Current Zoning:** "C-3 MLOD-1 MLR-1" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "C-3 MLOD-1 MLR-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 6, 2021

**Case Manager:** Lorianne Thennes, Planner

**Property Owner:** Galleria Ventures, LTD

**Applicant:** Galleria Ventures, LTD

**Representative:** Brown & Ortiz, P.C.

**Location:** Generally located in the 14000 Block of Vance Jackson Road

**Legal Description:** 1.093 acres out of NCB 15825

**Total Acreage:** 1.093 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 6

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

**Applicable Agencies:** Camp Bullis

**Property Details**

**Property History:** The subject property was annexed by Ordinance 41428, dated December 25, 1972 and was originally zoned Temporary "R-1" One Family Residence District. The property was rezoned to "I-1" Light Industry District by Ordinance 44675, dated December 5, 1974. The previous "I-1" Light Industry District converted to the "I-1" General Industrial District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001. The property was then rezoned to "C-3" by Ordinance 2006-08-17-0955, dated August 17, 2006.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "MPCD" and "C-3"

**Current Land Uses:** Vacant

**Direction:** East

**Current Base Zoning:** "UZROW," "MF-33" and "MF-50"

**Current Land Uses:** Vance Jackson Road, apartment complexes

**Direction:** South

**Current Base Zoning:** "C-3"

**Current Land Uses:** Vacant

**Direction:** West

**Current Base Zoning:** "MF-33"

**Current Land Uses:** Apartment complex

**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 A

**Proposed Changes:** None

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

**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:** The minimum parking requirement for multi-family is 1.5 spaces per unit.

**ISSUE:** None.

### **ALTERNATIVES:**

**Current:** The current "C-3" General Commercial permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

**Proposed:** The proposed "MF-33" Multi-Family residence medium density "MF-33" district is the designation for multi-family use with a maximum density of up to thirty-three (33) units per acre, depending on unit size. An "MF-33" district designation may be applied to a use in a multi-family residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multi-family use is desired.

**FISCAL IMPACT:** None.

### **PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is within a regional center but is not within a premium transit corridor.

### **RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (10-0) recommend Approval.

**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 UTSA Area Regional Center Plan and is currently designated as

“Regional Mixed Use.” The requested “MF-33” 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. Surrounding properties are zoned “C-3” General Commercial and the proposed use is residential.

**3. Suitability as Presently Zoned:**

The current “C-3” General Commercial District is an appropriate zoning for the property and surrounding area. The proposed “MF-33” Multi-Family District is also appropriate with the “MF-33” Multi-Family District to the east and west of the subject site.

**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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the UTSA Area Regional Center Plan:

Goal 1- Support diverse, affordable, and abundant housing options with an emphasis on mixed-use development that is safe, comfortable, and attractive for current and future residents of the UTSA Area.

Goal 2- Maintain and enhance the character and appeal of established residential neighborhoods within the UTSA Area with attractive streetscapes and compatible development and design.

Goal 9.3- Build on the character of the neighborhoods that surround the University, while aiming to strengthen the contribution the campus makes to the UTSA Area community as a whole.

**6. Size of Tract:**

The subject property is 1.093 acres, which could reasonably accommodate multi-family use.

**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, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

At a density of 33 units per acre, there is a potential for up to 36 units.