



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-6799

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 9/19/2019

**Title:** ZONING CASE Z-2019-10700165 (Council District 8): Ordinance amending the Zoning District Boundary from "C-3NA MLOD-1 MLR-2" General Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on Lot 1A and Lot 128, NCB 14890, located in the 5800 Block of UTSA Boulevard. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Ordinance 2019-09-19-0789

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

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Zoning Case Z-2019-10700165

**SUMMARY:**

**Current Zoning:** "C-3NA MLOD-1 MLR-2" General Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

**Requested Zoning:** "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 3, 2019

**Case Manager:** Mirko Maravi, Planner

**Property Owner:** Buck Benson

**Applicant:** Santikos Raw Land LTD

**Representative:** Santikos Raw Land LTD

**Location:** 5800 Block of UTSA Boulevard

**Legal Description:** Lot 1A and Lot 128, NCB 14890

**Total Acreage:** 3.492

**Notices Mailed**

**Owners of Property within 200 feet:** 12

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

**Applicable Agencies:** Camp Bullis, Texas Department of Transportation

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 39169, dated February 25, 1971 and zoned Temporary "R-1" Single Family Residence District. The property was rezoned by Ordinance 62149, dated January 9, 1986 from Temporary "R-1" Single Family Residence District to "B-3NA" Business District, nonalcoholic sales.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "C-2"

**Current Land Uses:** Vacant

**Direction:** South

**Current Base Zoning:** "MPCD Commercial"

**Current Land Uses:** Vacant

**Direction:** East

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

**Current Land Uses:** Vacant

**Direction:** West

**Current Base Zoning:** "C-1 S"

**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.

**Transportation**

**Thoroughfare:** UTSA Boulevard

**Existing Character:** Minor

**Proposed Changes:** None known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

**Routes Served:** 603

**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 a retail uses is 1 space for every 300 square feet.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The present zoning district designation of “C-3” General Commercial District 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 “C-2” Commercial District accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

**FISCAL IMPACT:**

None.

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

The subject property is within the UTSA Regional Center and located within the Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (8-0) 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 North Sector Plan and is currently designated as “Mixed Use Center” in the future land use component of the plan. The requested “C-2” base zoning district 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.

**3. Suitability as Presently Zoned:**

The current “C-3 NA” General Commercial, Nonalcoholic Sales District is an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial District is a less intense commercial use and

takes away the nonalcoholic sales use.

#### **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 subject property is currently located within the North Sector Plan area and is classified Mixed Use Center and is zoned C-3NA. This property is also located within the draft UTSA Area Regional Center Plan boundaries, which is scheduled for City Council adoption on September 5, 2019. The Future Land Use map contained in the UTSA Area Regional Center Plan identifies the site as Regional Mixed Use. The requested C-2 base zoning district is consistent with the Regional Mixed Use land use classification.

The UTSA Area Regional Center Plan has a Jobs and Economic Development goal to “Support the expansion, development, and retention of an array of businesses, tourism, and entertainment options in order to provide job opportunities and improved quality of life that meets the needs for a growing diverse community”.

Relevant Supportive Goals and Policies of the Comprehensive Plan may include:

GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.

GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.

JEC Goal 1: Employment is focused in the city’s 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio’s residents and businesses.

#### **6. Size of Tract:**

The subject property is 3.492 acres, which could reasonably accommodate commercial uses.

#### **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.