



City of San Antonio

Agenda Memorandum

File Number:20-6569

Agenda Item Number: Z-18.

Agenda Date: 12/17/2020

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2020-10700214

(Associated Plan Amendment PA 2020-11600067)

SUMMARY:

Current Zoning: "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "C-2 GC-1 MLOD-1 MLR-2" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, and "C-3 MLOD-1 MLR-1" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

Requested Zoning: "MF-25 MLOD-1 MLR-2" Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-25 GC-1 MLOD-1 MLR-2" Low Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District (All Overlays Remain the Same)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 20, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: UTEX Ventures, LLC

Applicant: Bull's Eye Development, LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: Generally located in the 5800 block of UTSA Boulevard

Legal Description: 5.861 acres out of NCB 14890

Total Acreage: 5.861 acres

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: None

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

Property Details

Property History: The subject property was annexed by Ordinance 39169, dated February 25, 1971 and was originally zoned Temporary "R-1" One Family Residence District. The property was rezoned to "B-2" and "B-3" Business District by Ordinance 62149, dated January 9, 1986. The previous "B-2" and "B-3" districts converted to the current "C-2" and "C-3" districts in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001.

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: "C-2"

Current Land Uses: Apartments, Security Service Federal Credit Union

Direction: East

Current Base Zoning: "C-3NA" and "R-6"

Current Land Uses: Hotel, church

Direction: South

Current Base Zoning: "C-2" and "C-3"

Current Land Uses: Apartments, Costco

Direction: West

Current Base Zoning: "C-2" and "MPCD"

Current Land Uses: Vacant, apartments

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: UTEX Boulevard

Existing Character: Local

Proposed Changes: None

Thoroughfare: UTSA Boulevard

Existing Character: Local

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 housing is 1.5 spaces per unit.

ISSUE: None.

ALTERNATIVES:

Current: The current “C-2” 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-2" districts 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.

The current “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 “MF-25” Low Density Multi-Family District is the designation for multi-family use with a maximum density of up to twenty-five (25) units per acre, depending on unit size.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within a regional center and a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial. Zoning Commission (11-0) recommends 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-25” is not consistent with the future land use designation. The applicant requested a Plan Amendment to “Urban Mixed Use.” Staff recommends Denial. Planning Commission (5-0) recommends Approval.

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. However, the area was part of a recently adopted plan that indicated higher density is appropriate in

this area due to its location.

3. Suitability as Presently Zoned:

The current "C-2" Commercial District and "C-3" General Commercial District are appropriate zonings for the property and surrounding area. The proposed "MF-25" zoning will allow development of additional housing options to the University of Texas at San Antonio (UTSA), the Security Service Campus Business Park and surrounding area. Higher density is more appropriate in this area as indicated with the adopted land use designation.

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.

The subject property is located within the SA Tomorrow UTSA Area Regional Center Plan. The property is currently undeveloped and is classified as "Regional Mixed Use" in the future land use map. The requested MF-25 zoning is a less intense zoning district in an area that is more appropriate for "Regional Mixed Use." The site is located along Utex Blvd near UTSA Blvd and IH-10. The proposed zoning change is requested to allow for the construction of multi-family development. Surrounding uses include a car dealership, the Security Service FCU Campus, a hotel and other multi-family developments.

6. Size of Tract:

The subject property is 5.861 acres, which could reasonably accommodate multi-family apartments.

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.