



City of San Antonio

Agenda Memorandum

File Number: 14-2871

Agenda Item Number: Z-19.

Agenda Date: 12/4/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:

Zoning Case Z2014262

SUMMARY:

Current Zoning: "MPCD MLOD-1" Master Planned Community Camp Bullis Military Lighting Overlay District and "C-3 MLOD-1" General Commercial Camp Bullis Military Lighting Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 4, 2014

Case Manager: Pedro Vega, Planner

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

Applicant: Galleria Ventures, Ltd, by Galleria General Partner, LLC (Amin G. Cohen)

Representative: Brown & Ortiz, P. C. (James Griffin)

Location: A portion of the 14000 Block of Vance Jackson

Legal Description: 5.00 acres out of NCB 15825

Total Acreage: 5.00

Notices Mailed

Owners of Property within 200 feet: 8

Neighborhood Associations: None

Planning Team Members: North Sector Plan - 39

Applicable Agencies: The Camp Bullis Military Training Site

Property Details

Property History: The project site, consisting of the amended 5.00 acres, was annexed in September of 1964 (Ordinance 32614), and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1974 zoning case, the property was rezoned to “I-1” Light Industry District. In a 1994 case, the property was rezoned “B-3” Business District. Upon adoption of the 2001 UDC the previous base zoning district converted to “C-3” General Commercial District. In 2012, a portion of the subject property was rezoned to “MPCD” Master Planned Community District. The project site is undeveloped and is not platted in its current configuration.

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

Adjacent Zoning and Land Uses

Direction: South

Current Base Zoning: "C-3 MLOD-1" and “MF-33 MLOD-1”

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: "C-3 MLOD-1" and “MPCD MLOD-1”

Current Land Uses: Vacant Land

Direction: North

Current Base Zoning: "C-2 MLOD-1" and “MPCD MLOD-1”

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: "MPCD MLOD-1" and “MF-33 MLOD-1”

Current Land Uses: Medical Center and Vacant Land

Overlay and Special District Information: The Hill Country Gateway Corridor District (“GC-1”) provides site development standards for properties within 1,000 feet of Interstate 10 between UTSA Blvd and the northern City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

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 with median and without sidewalks

Proposed Changes: None Known

Thoroughfare: Presidio Parkway

Existing Character: Collector Street; two lanes in each direction with median and sidewalks.

Proposed Changes: None Known

Public Transit: There are no public transit lines located within the immediate vicinity 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: Off-street parking requirements for multi-family uses are determined by the number of dwelling units. Minimum Requirement - 1.5 spaces per dwelling unit; Maximum Allowance - 2 spaces per dwelling unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current master planned community and general commercial classifications, restricting future land uses to those permissible in the "MPCD" and "C-3" zoning districts.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (8-0) recommend approval pending the 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 designated as Mixed Use Center in the future land use component of the plan. The requested "MF-33" Multi-Family District is not consistent with the Future Land Use designation. The applicant has requested a plan amendment to General Urban Tier. Although the Mixed Use Center encourages high-density multi-family development, the proposed residential density of 33 units per acre is too low to be considered consistent with the adopted land use designation. Staff and Planning Commission recommend approval of the plan amendment request.

Residential uses in the General Urban Tier are typically medium to high density, including apartments, quadplexes, triplexes, duplexes, and townhomes.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request to "MF-33" Multi-Family District. 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 expressways and major thoroughfares.

3. Suitability as Presently Zoned:

The existing "MPCD MLOD-1" and "C-3 MLOD-1" zoning designations as well as the requested zoning are appropriate for the area; however, the existing split-zoning is likely to impede cohesive development. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the community.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare. The area is being developed for a wide range of uses including a hospital, apartment complexes, restaurants and single-family residences.

5. Public Policy:

Should the plan amendment request be approved, the request does not appear to conflict with any public policy objective. The subject property's location at the along a major arterial and its close proximity to State Highway 151 and the general surrounding conditions, which include a mix of community scale commercial developments that are consistent with a General Urban Tier land use, make it appropriate for the General Urban Tier classification.

Goal HOU-2 of the North Sector Plan: High density housing is developed near post secondary education facilities, principal and arterial transportation routes and major employment areas.

6. Size of Tract:

The subject property, as amended, is 5.00 acres in size, and should reasonably accommodate a multi-family development and required parking.

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. However, the proposed change is not anticipated to pose any negative impact on military operations or adversely affect any recreational amenities in the area.