



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-4784  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 10/18/2016  
**Title:** ZONING CASE # Z2016231 (Council District 10): A request for a change in zoning from "C-2" Commercial District to "MPCD" Master Planned Community District on 31.0331 acres out of NCB 17365, located in the 17100 block of Bulverde Road. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Z2016-231, 2. Z2016231 MPCD\_SP1, 3. Z2016231 MPCD\_SP2, 4. Z2016231 MPCD\_SP3, 5. Z2016231 MPCD\_SP4, 6. Z2016231 MPCD\_SP5

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**  
Zoning Case Z2016231

**SUMMARY:**  
**Current Zoning:** "C-2" Commercial District

**Requested Zoning:** "MPCD" Master Planned Community District

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** October 18, 2016

**Case Manager:** Ernest Brown, Planner

**Property Owner:** BMP 1604 Developers, LTD and BMP 1604 Developers II, LTD (Jacques Braha)

**Applicant:** Land Use Solutions (Michele Haussmann)

**Representative:** Michele Haussman

**Location:** 17100 Block of Bulverde Road

**Legal Description:** 31.0331 acres out of NCB 17365

**Total Acreage:** 31.0331

**Notices Mailed**

**Owners of Property within 200 feet:** 22

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

**Applicable Agencies:** None.

**Property Details**

**Property History:** The subject property was annexed into the City Limits in 1995 and was originally zoned Temporary “R-1” Temporary Single-Family Residence District. In 1997 the subject property was rezoned to “B-2” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “C-2” Commercial District. The subject property 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 floodplain

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** MPCD, C-2

**Current Land Uses:** Vacant

**Direction:** East

**Current Base Zoning:** C-2

**Current Land Uses:** Vacant

**Direction:** South

**Current Base Zoning:** R-5

**Current Land Uses:** Vacant

**Direction:** West

**Current Base Zoning:** MPCD

**Current Land Uses:** Vacant

**Transportation**

**Thoroughfare:** Bulverde Road, Classen Road

**Existing Character:** Secondary Arterial, Type A

**Proposed Changes:** Under Construction

**Public Transit:** There are no nearby VIA transit route to 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 vehicle parking requirements are typically determined by the type of use and building size. The zoning application is proposing a MPCD that list Mixed Uses. Parking requirements may be determined at the permitting stage of development.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff 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 San Antonio International Airport Vicinity Land Use Plan, and is currently designated as Regional Commercial in the future land use component of the plan. The current land use designation allows for mixed uses. The zoning request of “MPCD” with mixed uses is consistent with the current land use designation.

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

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request as the property will be developed with the adjacent property as a Master Planned Community.

**3. Suitability as Presently Zoned:**

The existing base zoning is consistent with the future surrounding pattern of development as the adjacent property was rezoned to “MPCD” in December 2015.

**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. MPCD is not listed as a zoning district in any of the land use categories since it is a Special District. The proposed MPCD uses are consistent with the Regional Commercial land use designation as this land use category allows for mixed uses. The proposed MPCD also implements land use strategies in a coordinated phased process as encouraged by the plan.

**6. Size of Tract:**

The subject property measures approximately 31.0331 acre tract and is sufficient to accommodate the proposed MPCD development requirements.

**7. Other Factors:**

Master Plan Community District is a special district established to encourage the development of areas of

mixed uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building and circulation systems.

The subject property will be added to the current property that is zoned “MPCD” and developed as a Master Planned Community.