



City of San Antonio

Legislation Details (With Text)

File #: 18-1472
Type: Zoning Case
In control: Zoning Commission
On agenda: 2/6/2018
Title: ZONING CASE # Z2018073 (Council District 3): A request for a change in zoning from "R-5" Residential Single-Family District, "MF-33" Multi-Family District, "G" Golf Course District and "C-3" General Commercial District to "MXD" Mixed Use District on 113.568 acres out of NCB 10835, NCB 10838, NCB 13485, NCB 13486, and NCB 13881, generally located east of the intersection at Pecan Valley Drive and East Southcross. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. Site Plan, 3. Concept Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z2018073

SUMMARY:
Current Zoning: "MF-33" Multi-Family District, "C-3" General Commercial District, "R-5" Residential Single-Family District and "G" Golf Course District

Requested Zoning: "MXD" Mixed Use District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 6, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: The Valor Club Partners, LLC

Applicant: The Valor Club Partners, LLC

Representative: Brown & Ortiz

Location: generally located east of the intersection at Pecan Valley Drive and East Southcross

Legal Description: 113.568 acres out of NCB 10835, NCB 10838, NCB 13485, NCB 13486, and NCB 13881

Total Acreage: 113.568

Notices Mailed

Owners of Property within 200 feet: 67

Registered Neighborhood Associations within 200 feet: Pecan Valley Neighborhood Association and Highland Hills Neighborhood Association

Applicable Agencies: Planning Department

Property Details

Property History: The subject properties were annexed and zoned “A” Single-Family District by Ordinance 18115, dated September 25, 1952. The western portion of the subject properties was rezoned from “A” to “C” Apartment District by Ordinance 28403, dated April 7, 1960. The eastern portion of the subject properties was rezoned from “A” to “C” Apartment District by Ordinance 30753, dated September 12, 1962. The southeastern most property was rezoned from “A” to “R-3” Multiple Family Residence District by Ordinance 39697, dated July 15, 1971. The northern most portion of the subject properties was rezoned from “A” to “R-3” Multiple Family Residence District by Ordinance 44624, dated November 14, 1974. The portion of the property located at the corner of Pecan Valley Drive and East Southcross Boulevard was rezoned from “C” to “B-3” Business District by Ordinance 89846, dated May 27, 1999. The subject properties converted from “A”, “C”, “R-3” and “B-3” to “R-5” Residential Single-Family District, “MF-33” Multi-Family District and “C-3” General Commercial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001. The Golf Course was rezoned from “MF-33” to the current zoning of “G” Golf Course District by Ordinance 2012-06-07-0417, dated June 7, 2012.

Topography: Portions of the subject properties are located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “MF-33”, “R-5”, “G”, “C-2”

Current Land Uses: Apartments, Single-Family Residences, Golf Course, Retail and Commercial establishments

Direction: East

Current Base Zoning: “MF-33”, “C-3”, “G”, “R-5”, “C-2”

Current Land Uses: Apartments, Rehabilitation Center, Elementary School, Single-Family Residences, Golf Course, Retail and Commercial establishments

Direction: South

Current Base Zoning: “MF-33”, “C-2”, “R-5”, “G”,

Current Land Uses: Apartments, Walmart, Single-Family Residences, Golf Course

Direction: West

Current Base Zoning: “C-2”, “C-3R”, “MF-33”, “R-5”,

Current Land Uses: Retail Center, Gas Station, Apartments, Single-Family Residences

Overlay and Special District Information:

None.

Transportation

Thoroughfare: Pecan Valley Drive

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: East Southcross Boulevard

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA bus routes 28, 230 and 515 are within walking distance of the subject properties.

Traffic Impact: Staff is still evaluating if a Traffic Impact Analysis will be required for the proposed development.

Parking Information: Off-street parking requirements must be in accordance with Table 526-3b of the Unified Development Code.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “MF-33” Multi-Family District, “C-3” General Commercial District”, “R-5” Residential Single-Family District and “G” Golf Course District.

“MF-33” permits multi-family dwellings, single-family dwellings (detached, attached or townhouse), two-family dwellings, three-family dwellings, four-family dwellings, row-house or zero-lot line dwellings, with a maximum density of 33 units per acre, assisted living homes, skilled nursing facilities, foster family homes, public and private schools.

“C-3” districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

“R-5” permits single-family dwellings (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family homes, public and private schools.

“G” permits public and private golf courses with accessory uses, parks, and Conservation Subdivisions.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

A portion of the subject properties are located within the Brooks Regional Center. The subject properties are not located within a ½ of mile of a Premium Transit Corridor.

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 property is not located within an adopted Neighborhood, Community, Perimeter, or Sector Plan, therefore a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed mixed-use development will provide much needed growth to the area.

3. Suitability as Presently Zoned:

The current “MF-33”, “C-3”, “R-5” and “G” are appropriate base zoning for the property and surrounding area. The area has a mix of commercial uses, multi-family, and single-family residences.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The proposed rezoning to “MXD” will allow development with a balanced mix of commercial and residential uses.

5. Public Policy:

The proposed rezoning does not appear to conflict with the goals, principles, and objectives of the SA Tomorrow Comprehensive Plan.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in closer proximity to housing and where appropriate.

GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers and primary transit corridors to determine areas that could be converted to residential or mixed-use.

GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

6. Size of Tract:

The proposed rezoning includes 113.568 acres, which would support a large mixed-use development.

7. Other Factors:

Mixed Use Districts - The purpose of the Mixed Use District is to provide concentrated residential, retail, service, office and mixed uses. This district does not regulate land uses but, instead, permits any use to be established subject to an approved zoning site plan. Urban design standards are required in order to maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas.