



City of San Antonio

Legislation Details (With Text)

File #: 19-2272

Type: Zoning Case

In control: Zoning Commission

On agenda: 3/5/2019

Title: ZONING CASE # Z-2019-10700010 (Council District 6): A request for a change in zoning from "C-3 GC-2 MLOD-2 AHOD" General Commercial Texas Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-25 GC-2 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Texas Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 3 and Lot 4, Block 6, NCB 17640, located in the 1900 to 2100 block of North Ellison Drive. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z-2019-10700010

SUMMARY:

Current Zoning: "C-3 GC-2 MLOD-2 AHOD" General Commercial Texas Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "MF-25 GC-2 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Texas Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 5, 2019

Case Manager: Marco Hinojosa, Planner

Property Owner: Wells Fargo Bank, N.A.

Applicant: Chris Weigand

Representative: Kaufman & Killen, Inc.

Location: Located at the 1900 to 2100 block of North Ellison Drive

Legal Description: Lot 3 & Lot 4, Block 6, NCB 17640

Total Acreage: 15.766

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Lackland AFB

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 66482, dated March 14, 1988. The property was rezoned from Temporary "R-1" Single Family Residence District to "B-3" Business District by Ordinance 76590, dated September 24, 1992. The property converted from "B-3" Business District to the current "C-3" General Commercial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

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

Current Land Uses: Middle School

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Vacant

Direction: South

Current Base Zoning: "C-3" and "MF-25"

Current Land Uses: Apartments

Direction: West

Current Base Zoning: "ED"

Current Land Uses: SeaWorld

Overlay and Special District Information:

"AHOD"

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an

airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: North Elision Drive

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

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

Routes Served: 64

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 requirements for a multi-family development is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "C-3". "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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Highway 151 and Loop 1604 Regional Center.

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 located within the West/Southwest Sector Plan, and is currently designated as "General Urban Tier" in the future land use component of the plan. The requested "MF-25" base zoning is compatible with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “C-3” base zoning district is not appropriate for the surrounding area. The subject property is surrounded by a middle school and multi-family dwellings. Also, “C-3” uses are not compatible with a property that abuts a secondary arterial.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare. The proposed “MF-25” would be a down zoning of the current “C-3” base zoning district. There are less adverse effects on the surrounding properties.

5. Public Policy:

The properties are located along Ellison Drive, across from SeaWorld San Antonio. Just south of the properties, there are parcels already zoned for MF-25, which also include overlays for the Highway 151 Gateway Corridor (GC-2), the Airport Hazard Overlay District (AHOD), and the Military Lighting Overlay District (MLOD-2). The West Sector Plan, released in 2011, designates these parcels as “General Urban Tier” - meaning the desired future land use includes “medium to high density residential,” as well as “community commercial.”

The parcels are located within the Highway 151 & Loop 1604 Area Regional Center Plan boundary. As of this review, there are no adopted future land use designations through the Highway 151 & Loop 1604 Area Regional Center planning process. VIA’s Express Bus Service (Route 64 - U.S. 90 Express) travels along Ellison, stops at SeaWorld, and connects to downtown, Northwest Vista College, and the Kel-Lac Transit Center. Additional bus service is provided through Route 660 along Highway 151, connecting along 1604 to UTSA and University Park and Ride. The SA Tomorrow Plan has stated goals to increase housing options, density, and choice in the city’s 13 Regional Centers and near transit.

Relevant 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 P1: Incentivize the development of housing and employment uses in the city’s priority growth areas.

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

H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

H Goal 5: High-density housing choices are available within the city’s 13 regional centers and along its arterial and transit corridors.

H P20: Incentivize high-density housing in regional centers and along major public transit routes where appropriate.

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the West/Southwest Sector Plan.

West/Southwest Sector Plan Relevant Goals and Objectives:

- Goal HOU-1: Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan.
- Goal HOU-2: New housing developments locate near existing community facilities, schools, and physical infrastructure (e.g., streets, water, sewer, etc.) with sufficient capacity to serve new developments.

6. Size of Tract:

The subject property measures 15.766 acres which would reasonably accommodate a multi-family development.

7. Other Factors:

The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.

Approximately 394 units may be constructed with the requested density.