



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-3616  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 6/16/2020  
**Title:** ZONING CASE Z-2020-10700097 (Council District 3): A request for a change in zoning from "I-1" General Industrial District and "C-3" General Commercial District to "MXD" Mixed Use District on 119.3 acres out of NCB 10847 and NCB 10879, located at 4226 Southeast Military Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600021) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Map, 2. Site 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 Z-2020-10700097  
(Associated Plan Amendment PA2020-11600021)

**SUMMARY:**

**Current Zoning:** "I-1" General Industrial District and "C-3" General Commercial District

**Requested Zoning:** "MXD" Mixed Use District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** June 16, 2020

**Case Manager:** Mercedes Rivas, Senior Planner

**Property Owner:** The Republic Golf Club, Ltd.

**Applicant:** Bitterblue, Inc.

**Representative:** Brown & Ortiz, P.C.

**Location:** 4226 Southeast Military Drive

**Legal Description:** 119.3 acres out of NCB 10847 and NCB 10879

**Total Acreage:** 119.3

**Notices Mailed**

**Owners of Property within 200 feet:** 115

**Registered Neighborhood Associations within 200 feet:** Pecan Valley Neighborhood Association and Republic Oaks HOA Neighborhood Association

**Applicable Agencies:** Texas Department of Transportation

**Property Details**

**Property History:** The subject property annexed September 25, 1952 by Ordinance 18115 and was zoned “B” Two Family Residence District. The property was then rezoned from “B” Two Family Residence District to “B-3” Business District and “I-1” Light Industry District by Ordinance 44649 dated November 21, 1974. The subject property then converted from “B-3” Business District and “I-1” Light Industry District to "I-1" General Industrial District and "C-3" General Commercial District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001.

**Topography:** The subject property is currently undeveloped land. A tributary runs through the subject property on the eastern side and accounts for a small portion of the property being included in the 100 year flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “C-3”

**Current Land Uses:** Commercial

**Direction:** East

**Current Base Zoning:** “RM-4”

**Current Land Uses:** Residential

**Direction:** South

**Current Base Zoning:** “R-4”

**Current Land Uses:** Natural

**Direction:** West

**Current Base Zoning:** “MF-33”

**Current Land Uses:** Residential

**Overlay and Special District Information:**

None.

**Transportation**

**Thoroughfare:** Southeast Military Drive

**Existing Character:** Primary Arterial Type A

**Proposed Changes:** None known

**Public Transit:** There are no VIA bus routes near the subject property.

**Route Served:** 552

**Traffic Impact:** A Traffic Impact Analysis (TIA) cannot be determined at this time.

**Parking Information:** The proposed development includes single-family dwellings, multi-family dwellings, and some commercial uses. Parking requirements are calculated on the use:

- Single-Family Residential - Minimum of 1 parking space per dwelling, no maximum
- Multi-Family Residential - Minimum of 1.5 parking spaces per unit, maximum of 2 parking spaces per unit
- Commercial parking is calculated on the specific commercial use

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The present zoning designation of “I-1” General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

The “C-3” General Commercial 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 zoning of “MXD” would allow Mixed Use development such as Residential and Commercial uses. The proposed districts within the “MXD” are “MF-25”, “RM\_4”, “C-2” and open space.

**FISCAL IMPACT:**

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is within the Brooks Area Regional Center including and is located within a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval, pending Plan Amendment.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is located in the Brooks Area Regional Center and is currently designated for “Agricultural” land uses. The proposed “MXD” base zoning district is not consistent with the current future land use plan. The applicant requested a Plan Amendment from “Agricultural” to “Urban Mixed Use.” Staff recommends Approval. The Planning Commission recommendation is pending the June 24, 2020 hearing.

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

Staff finds no evidence of likely adverse impact on the neighboring lands in relation to this zoning change request. The proposed “MXD” is consistent with the surrounding area.

## **3. Suitability as Presently Zoned:**

The existing "I-1" and "C-3" base zoning districts are no longer appropriate for the subject property. The proposed “MXD” Mixed Use District is more appropriate for the subject property as there are currently “R-4”, “RM-4”, and “C-3” uses in the surrounding area. Further, the requested “MXD” will permit less intense industrial uses on the subject property.

## **4. Health, Safety and Welfare:**

Staff has found no negative impacts on the public health, safety, or welfare in relation to this rezoning request.

## **5. Public Policy:**

The request is consistent with several goals and objectives identified in the Brooks Area Regional Center including:

### Goal 1: Belonging, Bonding & Balance

- Provide an inclusive, welcoming, friendly, and safe atmosphere.
- Ensure a balance of owner-occupied housing options as well as quality rental options for all members of the community.
- Support a healthy and desirable community, social and dining options which provide opportunity for meaningful interactions, and strengthen the cohesive Brooks Area identity; welcoming, pioneering, innovative, and resilient.

### Goal 5: Prioritize Parks, Public Health & Preservation of Green

- Preserve and encourage green spaces and reduce impervious surfaces.
- Create more and safe, multi-generational public parks and organized programming in recreational spaces.
- Ensure convenient, equitable access to and distribution of parks and open spaces.
- Improve physical and mental wellbeing by providing places for play, respite, and relaxation and for healing and rehabilitation.
- Enhance and create trails and greenways that act as connections while also providing direct community health, social, and environmental benefits.

## **6. Size of Tract:**

The subject property totals 119.3 acres and is sufficient size for the proposed mixed use development of parks, single-family, multifamily and commercial uses.

## **7. Other Factors:**

The applicant submitted an “MXD” site plan consistent with the Unified Development Code, Section 35-341.