



City of San Antonio

Legislation Details (With Text)

File #: 21-4565

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/6/2021

Title: (Continued from 06/15/21) ZONING CASE Z-2021-10700032 (Council District 8): A request for a change in zoning from "C-3 UC-1 MLOD-1 MLR-2" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "C-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "C-3R UC-1 MLOD-1 MLR-2" General Commercial Restrictive Alcoholic Sales IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "C-3R MLOD-1 MLR-2" General Commercial Restrictive Alcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-25 UC-1 MLOD-1 MLR-2" Low Density Multi-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 and "MF-25 MLOD-1 MLR-2" Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 17.767 acres out of NCB 14857, generally located in the 12500 Block of West Interstate 10. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z-2021-10700032

SUMMARY:

Current Zoning: "C-3 UC-1 MLOD-1 MLR-2" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "C-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "C-3R UC-1 MLOD-1 MLR-2" General Commercial Restrictive Alcoholic Sales IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "C-3R MLOD-1 MLR-2" General Commercial Restrictive Alcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

Requested Zoning: "MF-25 UC-1 MLOD-1 MLR-2" Low Density Multi-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 and "MF-25 MLOD-1 MLR-2"

Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 6, 2021. This case is continued from the June 15, 2021 hearing.

Case Manager: Justin Malone, Planner

Property Owner: Fiesta Trails Hilltop LP (c/o Fiesta Trails One, LC, General Partner; c/o Weldon Simons or Herbert Weltzman, Managers)

Applicant: The NRP Group, LLC

Representative: Brown & Ortiz, PC

Location: Generally located in the 12500 Block of West Interstate 10

Legal Description: 17.767 acres out of NCB 14857

Total Acreage: 17.767

Notices Mailed

Owners of Property within 200 feet: 62

Registered Neighborhood Associations within 200 feet: Huntington Place Neighborhood Association

Applicable Agencies: Texas Department of Transportation, Camp Bullis

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 25, 1972, established by Ordinance 41428 and was originally zoned “B-3” Business District. Under the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned “B-3” Business District converted to “C-3” General Commercial District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3”, “R-5”

Current Land Uses: Retail, Restaurants, Single Family Residential

Direction: East

Current Base Zoning: “R-5”

Current Land Uses: Single Family Residential

Direction: West

Current Base Zoning: “C-3”

Current Land Uses: Retail, Restaurants

Direction: South

Current Base Zoning: “R-6”

Current Land Uses: School

Overlay and Special District Information:

“UC”

The Urban Corridor overlay was established because there are many roadway corridors which have been and/or will continue to be very significant to the city. The corridors are important because they have shaped the sense of what individual neighborhoods are in their role as historic entrances to the city. Other corridors are significant because they serve as gateways to the city or because of surrounding natural, historic, cultural, and aesthetic areas. The establishment of “UC” serves to preserve, enhance, and perpetuate the value of specific roadway corridors.

"MLOD-1"

The "MLOD-1" Camp Bullis Military Lighting Overlay District 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: Interstate Highway 10 West

Existing Character: Highway

Proposed Changes: None

Public Transit: VIA bus routes are not within walking distance of the property.

Routes Served: None

Traffic Impact: A Traffic Impact Analysis is required. Interstate Highway 10 is a TxDOT roadway, TxDOT review and approval will be required.

Parking Information: The parking minimum for a multifamily development is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The current “C-3” General Commercial District permits 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 center, 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 include bar/tavern and nightclub, auto repair, auto sales, hotel, home improvement center, and tattoo parlor. No outside storage is permitted.

Proposed: The proposed “MF-25” Low Density Multi-Family District is the designation for multi-family use with a maximum density of up to twenty-five (25) units per acre, depending on unit size. An "MF-25" district designation may be applied to a use in a multi-family residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multi-family use is desired.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not part of a Regional Center but is within 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 subject property is located within the North Sector Plan and is currently designated as “Regional Center” in the future land use component of the plan. The requested “MF-25” base zoning is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed changes would reduce potential impacts from “C-3” General Commercial uses and allows for additional housing options in the area.

3. Suitability as Presently Zoned:

The current “C-3” zoning is appropriate for the property and surrounding area. The proposed “MF-25” is also an appropriate zoning for the surrounding area with good vehicular access and proximity to retail and employment. The proposed “MF-25” zoning is consistent with the existing “MF-33” in the area.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The subject site is located within the boundaries of the North Sector Plan. The North Sector Plan designates the subject site as Regional Center, which contains multifamily, office, and General Commercial. High Density Residential developments are typically located at the intersection of expressways and major arterials.

Relevant Goals and Policies of the North Sector Plan include:

Goal HOU-1: Continued Support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.

- HOU-1.1: Consider innovative allowances in zoning amendments that promote a variety of housing types in the North Sector and embrace flexible standards, including, but not limited to: zero lot lines, clustering of development, and density bonuses as per the Sector Land Use Plan.
- HOU-1.2: Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.

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

- HOU-2.1: Focus High Density Residential near activity centers.
- HOU-2.3: Utilize High Density Residential as a buffer between principal and arterial roadways/non-residential (i.e. office, retail, commercial uses) and lower density residential housing.
- HOU-2.4: Consider the use of High Density Residential along the periphery of concentrated

employment areas to foster a compatible land use transition between single family detached/attached residential neighborhoods and concentrated locations of non-residential uses.

6. Size of Tract:

The subject property is 17.767 acres, which could reasonably accommodate multifamily residential uses.

7. Other Factors:

The applicant is seeking a zoning change to allow for development for multi-family uses that shall not exceed 25 units per acre. At 17.767 acres there could potentially be development of 444 units.

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to the request.