



City of San Antonio

Agenda Memorandum

File Number:19-6803

Agenda Item Number: Z-19.

Agenda Date: 9/19/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z-2019-10700168

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 3, 2019

Case Manager: Michael Pepe, Planner

Property Owner: Rockspring Escala, LLC

Applicant: J. Beau Ryan

Representative: Brown and Ortiz, PC

Location: 1700 Block of North Ellison Drive

Legal Description: Lot 5, Block 6, NCB 17640

Total Acreage: 12.828 acres

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The property was annexed on March 14, 1988 by Ordinance 66482 and was zoned originally Temporary "R-1" One Family Residence District to "B-3" Business District by Ordinance 69140. "B-3" Business District was converted to "C-3" General Commercial by the adoption of the 2001 UDC.

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", "MF-25"

Current Land Uses: Vacant

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Vacant

Direction: West

Current Base Zoning: "ED"

Current Land Uses: Theme Park

Direction: South

Current Base Zoning: "MF-25"

Current Land Uses: Multifamily

Overlay and Special District Information:

"GC-2"

The Highway 151 Gateway Corridor District ("GC-2") provides site development standards for properties within 1,000 feet of Highway 151 between Highway 90 and the western City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

"MLOD-2"

All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Lackland. The "MLOD-2" 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.

"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: Ellison
Existing Character: Local
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 parking minimum for a multifamily dwelling is 1 space per unit.

ISSUE:
None.

ALTERNATIVES:

Current: The present zoning district designation of “C-3” General Commercial District provides 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.

Proposed: “MF-25” Multifamily District allows 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 25 units per acre, assisted living homes, skilled nursing facilities, foster family homes, public and private schools.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is part of the Highway 151 and Loop 1604 Regional Center and is within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend 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 West 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 district 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.

3. Suitability as Presently Zoned:

The current “C-3” zoning is appropriate for the property and surrounding area. The proposed “MF-25” is also appropriate and consistent with the surrounding multifamily.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the West Sector Plan:

HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood

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

HOU-2.4 Promote awareness of the benefits of locating new housing near existing community facilities and physical infrastructure

6. Size of Tract:

The subject property is 12.828 acres, which could reasonably accommodate multifamily uses.

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, JB SA was notified of the proposed request.