



City of San Antonio

Agenda Memorandum

File Number:20-6346

Agenda Item Number: 21.

Agenda Date: 11/18/2020

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Plan Amendment PA-2020-11600067

(Associated Zoning Case Z2020-10700214)

SUMMARY:

Comprehensive Plan Component: UTSA Area Regional Center Plan

Plan Adoption Date: October 3, 2019

Current Land Use Category: "Regional Mixed Use"

Proposed Land Use Category: "Urban Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 18, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: UTEX Ventures, LLC

Applicant: Bull's Eye Development, LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: Generally located in the 5800 block of UTSA Boulevard

Legal Description: 5.861 acres out of NCB 14890

Total Acreage: 5.861 acres

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Planning Department, Texas Department of Transportation, Camp Bullis

Transportation

Thoroughfare: UTEX Boulevard

Existing Character: Local

Proposed Changes: None

Thoroughfare: UTSA Boulevard

Existing Character: Local

Proposed Changes: None

Public Transit: There are no VIA bus routes within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: UTSA Area Regional Center Plan

Plan Adoption Date: October 3, 2019

Plan Goals:

Goal 1- Support diverse, affordable, and abundant housing options with an emphasis on mixed-use development that is safe, comfortable, and attractive for current and future residents of the UTSA Area.

Goal 2- Maintain and enhance the character and appeal of established residential neighborhoods within the UTSA Area with attractive streetscapes and compatible development and design.

Goal 9.3- Build on the character of the neighborhoods that surround the University, while aiming to strengthen the contribution the campus makes to the UTSA Area community as a whole.

Comprehensive Land Use Categories

Land Use Category: “Regional Mixed Use”

Description of Land Use Category: Regional Mixed Use contains residential, commercial and institutional uses at high densities. Regional Mixed-Use developments are typically located within regional centers and in close proximity to transit facilities, where mid-rise to high-rise buildings would be appropriate. Typical lower floor uses include, but are not limited to, offices, professional services, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Regional Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Where feasible, development is ideally built at the block scale, with minimum building setbacks. Parking requirements may be satisfied through shared or cooperative parking agreements, which can include off-site garages or lots. If parking requirements are satisfied on-site, structured parking is encouraged. Pedestrian spaces are encouraged to be generous in width and lighting, with streetscaping and signage scaled to pedestrians. Regional Mixed Use projects encourage incorporation of transit facilities into development.

Permitted Zoning Districts: MF-33, MF-40, MF-50, MF-65, O-1.5, O-2, C-2, C-3, D, ED, FBZD, AE-1, AE-2, AE-3, AE-4, IDZ, PUD, MXD, TOD and MPCD

Land Use Category: “Urban Mixed Use”

Description of Land Use Category: Urban Mixed-Use contains a mix of residential, commercial, and institutional uses at a medium level of intensity. Urban Mixed Use development is typically larger-scale than Neighborhood Mixed-Use and smaller-scale than Regional Mixed-Use, although many of the allowable uses

could be the same in all three categories. Building footprints may be block-scale, but could be smaller depending on block configuration and overall development density. Typical first floor uses include, but are not limited to, professional services, offices, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Urban Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Structured parking is encouraged in Urban Mixed-Use category, but is not required. Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site garages or lots. The Urban Mixed-Use category should be located in proximity to transit facilities.

Permitted Zoning Districts: RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, O-1, O-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, AE-3, AE-4, IDZ, PUD, MXD, TOD and MPCD

Land Use Overview

Subject Property

Future Land Use Classification: “Regional Mixed Use”

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: “Regional Mixed Use”

Current Land Use Classification: Apartments, Security Service Federal Credit Union

Direction: East

Future Land Use Classification: “Regional Mixed Use”

Current Land Use Classification: Hotel, church

Direction: South

Future Land Use Classification: “Regional Mixed Use”

Current Land Use Classification: Apartments, Costco

Direction: West

Future Land Use Classification: “Regional Mixed Use”

Current Land Use: Vacant, apartments

FISCAL IMPACT: None

Proximity to Regional Center/Premium Transit Corridor

The property is within a regional center and a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The Plan Amendment to “Urban Mixed Use” is to rezone to “MF-25” Low Density Multi-Family District.

The applicant’s original request was “MF-33” Multi-Family which is consistent with the existing land use. The Zoning Commission recommended Approval of an amended request to “MF-25” Low Density Multi-Family District which necessitated the Plan Amendment.

The subject property is located within the SA Tomorrow UTSA Area Regional Center Plan. The property is currently undeveloped and is classified as “Regional Mixed Use.” The site is located along Utex Blvd near UTSA Blvd and IH-10; a Regional Center area.

The proposed “Urban Mixed Use” is not an established land use in the area and therefore is not appropriate for the subject property. The UTSA Area Regional Center Plan was just established a year ago and the land use for this area was purposefully and carefully planned to be “Regional Mixed Use.”

ALTERNATIVES:

1. Recommend Approval of the proposed amendment to the UTSA Area Regional Center Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2020-10700214

Current Zoning: "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "C-2 GC-1 MLOD-1 MLR-2" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, and "C-3 MLOD-1 MLR-1" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

Proposed Zoning: "MF-25 MLOD-1 MLR-2" Low Density Multi-Family Hill Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-25 GC-1 MLOD-1 MLR-2" Low Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

Zoning Commission Hearing Date: October 20, 2020 (Zoning Commission recommended Approval of “MF-25” Low density Multi-Family as amended)