



# City of San Antonio

## Agenda Memorandum

**File Number:**21-1008

---

**Agenda Item Number:** 23.

**Agenda Date:** 1/19/2021

**In Control:** Zoning Commission

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Zoning Case Z-2020-10700288

**SUMMARY:**

**Current Zoning:** "C-3 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

**Requested Zoning:** "MF-33 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** January 19, 2021

**Case Manager:** Justin Malone, Planner

**Property Owner:** Galleria Ventures, LTD

**Applicant:** Galleria Ventures, LTD

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

**Location:** Generally located in the 14000 block of Vance Jackson Road

**Legal Description:** 16.075 acres out of NCB 15825

**Total Acreage:** 16.075

**Notices Mailed**

**Owners of Property within 200 feet:** 9

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Camp Bullis, Planning Department

### **Property Details**

**Property History:** The subject property was annexed into the City of San Antonio on September 24, 1964, established by Ordinance 32614 and was zoned "Temporary R-1" Temporary Residential District. The property was rezoned to "I-1" Light Industry District by Ordinance 44675 dated December 5, 1974. The subject property converted from "I-1" Light Industry District to "I-1" General Industrial District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001. The property was rezoned from "I-1" General Industrial District to "C-3" General Commercial by Ordinance 100264 dated December 7, 2004.

**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:** "MF-33", "C-3"

**Current Land Uses:** Multifamily Residential, Vacant Land

**Direction:** East

**Current Base Zoning:** "MF-18", "MF-33", "MF-50"

**Current Land Uses:** Multifamily Residential

**Direction:** West

**Current Base Zoning:** "MF-33", "C-3"

**Current Land Uses:** Multifamily Residential, Vacant Land

**Direction:** South

**Current Base Zoning:** "C-3", "C-2"

**Current Land Uses:** Bar/Restaurant, Vacant Land

### **Overlay and Special District Information:**

"MLOD-1"

All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD-1" 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:** Vance Jackson Road

**Existing Character:** Local

**Proposed Changes:** None

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

**Routes Served:** None

**Traffic Impact:** A Traffic Impact Analysis will be required at the time of platting or building permit.

**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 general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "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.

**Proposed:** The proposed “MF-33” Multi-Family District is the designation for multi-family use with a maximum density of up to thirty-three (33) units per acre, depending on unit size. An "MF-33" 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 part of the UTSA Area Regional Center and is not 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 UTSA Area Regional Center Plan and is currently designated as “Regional Mixed Use” in the future land use component of the plan. The requested “MF-33” base zoning is inconsistent 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” uses and allow 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-33” is also an appropriate zoning for the surrounding area with good vehicular access and proximity to retail and employment. The proposed “MF-33” zoning is consistent with the existing “MF-18”, “MF-33”, and “MF-50” in the area. It will also allow development of additional housing options to the University of Texas at San Antonio (UTSA) and surrounding 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 UTSA Area Regional Center Plan. The UTSA Area Plan designates the subject site as Regional Mixed-Use, which 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.

Regional Mixed-Use is the predominant land use category for the UTSA Area Regional Center. It encompasses La Cantera, The RIM, Fiesta Texas, and most of the I-10 frontage areas. The Regional Mixed-Use areas are intended to be centers with the highest intensity of uses and activity, serving nearby neighborhoods and regional interests alike.

The site is located within Focus Area #3, which is the UTSA Boulevard, Vance Jackson Road, and Presidio Parkway Mixed-Use Corridor. The vision for this corridor includes a range of mixed uses and transit-supportive developments. Mixed-use developments will complement surrounding neighborhoods, offering a mix of uses and densities that best serve the needs of each area.

The proposal to rezone from C-3 to MF-33 is consistent with the subject property's designation of Regional Mixed-Use and will not require a plan amendment. The subject property is located along Vance Jackson Road, south of North Loop 1604 West and north of UTSA Boulevard. The proposed multi-family residential use is compatible with the adjacent existing and to be developed land uses.

### **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 P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers and primary transit corridors to determine areas that could be converted to residential or mixed-use.

H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

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

H P18: Encourage housing to be built with, near or adjacent to retail uses.

### **Relevant UTSA Area Regional Center Plan goals/recommendations/strategies may include:**

Goal 1 Housing: 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.

Land Use Strategy #1.1 Encourage future rezoning and the application of incentives for a full range of housing types, from low-density detached residences to higher density multi-family units with both for-purchase and rental options.

Housing Recommendation #1: Increase the diversity of housing options within the UTSA Regional Center to support a more diverse population.

Housing Strategy #1.3 Identify opportunities for and prioritize the creation of housing units near transit routes

and commercial/employment centers.

**6. Size of Tract:**

The subject property is 16.075 acres, which could reasonably accommodate multifamily residential uses.

**7. Other Factors:**

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 this request.

The applicant is seeking a zoning change to allow for the construction of a multi-family development that shall not exceed 33 units per acre. At 16.075 acres there could potentially be development of 530 units.