City of San Antonio

Agenda Memorandum

File Number:21-2952

Agenda Item Number: 5.

Agenda Date: 4/20/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT: Zoning Case Z2021-10700026

SUMMARY:
Current Zoning: "C-2 CD MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for a Dance Hall with Live Entertainment, "C-3 GC-1 MLOD-1 MLR-2" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "C-2 CD GC-1 MLOD-1 MLR-2" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for a Dance Hall with Live Entertainment, and "MF-50 GC-1 MLOD-1 MLR-2" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

Requested Zoning: "MF-50 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-50 GC-1 MLOD-1 MLR-2" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 20, 2021. This case is continued from the April 6, 2021 hearing.

Case Manager: Lorianne Thennes, Planner

Property Owner: Galleria Ventures, LTD

Applicant: Galleria Ventures, LTD

Representative: Brown & Ortiz, P.C.

Location: Generally located in the 5000 Block of UTSA Boulevard

Legal Description: 3.739 acres out of NCB 15825

Total Acreage: 3.739 acres

Notices Mailed
Owners of Property within 200 feet: 13
Registered Neighborhood Associations within 200 feet: None
Applicable Agencies: Planning Department, Camp Bullis

Property Details
Property History: The subject property was annexed by Ordinance 41428, dated December 25, 1972 and was originally zoned Temporary "R-1" One Family Residence District. The property was rezoned to "I-1" Light Industry District by Ordinance 44675, dated December 5, 1974. The previous "I-1" Light Industry District converted to the "I-1" General Industrial District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001. The property was rezoned to "C-3" by Ordinance 2006-08-17-0955, dated August 17, 2006. The property was then rezoned to "C-2 CD" with a Conditional Use for a Dance Hall with Live Entertainment by Ordinance 2016-04-07-0263, date April 7, 2016.

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-2" and "C-3"
Current Land Uses: Apartment complex, vacant

Direction: East
Current Base Zoning: "C-2" and "C-3"
Current Land Uses: Chicken-n-Pickle, vacant

Direction: South
Current Base Zoning: "MF-25" and "C-3"
Current Land Uses: Apartment Complex, vacant

Direction: West
Current Base Zoning: "MF-50," "C-3" and "C-3 S"
Current Land Uses: Vacant, The Well, commercial businesses

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 use but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

"GC-1"
The Hill Country Gateway Corridor District ("GC-1") provides site development standards for properties within 1,000 feet of Interstate 10 between UTSA Blvd and the northern 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.

Transportation

Thoroughfare: UTSA Boulevard
Existing Character: Minor
Proposed Changes: None

Thoroughfare: Pecan Springs Road
Existing Character: Local
Proposed Changes: None

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

Traffic Impact: A Traffic Impact Analysis (TIA) is required. Vance Jackson is identified on the City's Major Thoroughfare Plan as Secondary Arterial Type A 86' ROW. ROW dedication may be required. Arterials require a minimum 48' pavement - 24' from centerline. Per UDC Table 506-3, note 5 bike facilities are required on all arterials along with sidewalks.

Parking Information: The minimum parking requirement for multi-family is 1.5 spaces per unit.

ISSUE: None.

ALTERNATIVES:
Current: The current "C-2" General Commercial 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-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

The "CD" allows for a Dance Hall with Live Entertainment.

Proposed: The proposed "MF-50" Multi-Family residence urban "MF-50" district is the designation for a multi -family use with a maximum density of up to fifty (50) units per acre, depending on unit size. An "MF-50" district designation may be applied to a use in a centrally located area near supporting transportation and commercial areas, an area adjacent to the downtown business district or a major institutional or employment center, or an area for which very high density multi-family use is desired.

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 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." The requested "MF-50" 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 property to the southwest is zoned “MF-50” Multi-Family and the property to the southeast is “MF -25” Multi-Family.

3. Suitability as Presently Zoned:
The current "C-2” Commercial District and “C-2 CD” Commercial District with Conditional Use for a Dance Hall are appropriate zoning for the property and surrounding area. However, the proposed “MF-50” Multi-Family District provides consistency with the neighboring property zoned “MF-50.” The proposed zoning also provides additional housing options to UTSA and the Medical Center.

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 UTSA Area Regional Center Plan:

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.

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” in the future land use map. The requested MF -50 zoning is an appropriate zoning district in areas designated as “Regional Mixed Use.” The site is located on UTSA Blvd near IH-10. The proposed zoning change is requested to allow for the construction of a multi-family development. Surrounding uses include a variety of commercial uses consisting of a bank, restaurants, offices as well as other multi-family developments.

6. Size of Tract:
The subject property is 3.739 acres, which could reasonably accommodate multi-family use.

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.

At a density of 50 units per acre, there is a potential for 181 units.