City of San Antonio

Agenda Memorandum

File Number:21-3476

Agenda Item Number: 4.

Agenda Date: 5/4/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT: Zoning Case Z2021-10700025

SUMMARY:
Current Zoning: "C-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "C-3 UC-1 MLOD-1 MLR-2" General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-50 MLOD-1 MLR-2" Multi-Family 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 and "MF-33 UC-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: May 4, 2021. This case is continued from the April 6, 2021 and April 20, 2021 hearing.

Case Manager: Lorianne Thennes, Senior 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: 19.048 acres out of NCB 15825

Total Acreage: 19.048 acres

Notices Mailed
Owners of Property within 200 feet: 11
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 then rezoned to "C-3" by Ordinance 2006-08-17-0955, dated August 17, 2006.

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" and "MF-33"
Current Land Uses: Vacant, apartment complex

Direction: East
Current Base Zoning: "UZROW," "MF-18," MF-33" and "MF-50"
Current Land Uses: Vance Jackson Road, apartment complexes

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

Direction: West
Current Base Zoning: "C-2," "MF-50" and "MF-50 CD"
Current Land Uses: Apartment complex

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: Secondary Arterial A
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-3” 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-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 residence medium density "MF-33" 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 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-33” 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 “MF-33” Multi-Family District is consistent with the “MF-50” Multi-Family District to the west and the “C-2” Commercial District to the south of the subject property.

3. Suitability as Presently Zoned:
The current "C-3” General Commercial District is an appropriate zoning for the property and surrounding area. The proposed “MF-33” Multi-Family District is also appropriate for the area along UTSA Boulevard and Vance Jackson. This will provide more 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 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.

6. Size of Tract:
The subject property is 19.048 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 33-units per acre, this is a potential for up to 628 units.