



# City of San Antonio

## Agenda Memorandum

**File Number:**15-2891

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**Agenda Item Number:** 12.

**Agenda Date:** 5/19/2015

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Zoning Case Z2015166

**SUMMARY:**

**Current Zoning:** "MF-50 MLOD" Multi-Family Military Lighting Overlay District

**Requested Zoning:** "C-2 MLOD" Commercial Military Lighting Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 19, 2015

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Galleria Ventures LTD

**Applicant/Prospective Buyer:** Brown and Ortiz

**Representative:** Brown and Ortiz

**Location:** 14100 Block of Vance Jackson

**Legal Description:** Lot P-19, out of NCB 15825

**Total Acreage:** 3.153

**Notices Mailed**

**Owners of Property within 200 feet:** 6

**Registered Neighborhood Associations within 200 feet:** Tierra Linda

**Planning Team:** North Sector Team - 39

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property is located within the city limits. The property was originally annexed on September 24, 1964. The property was originally zoned as Temporary “R-1” Single-Family Residential District. On August 23, 1973 the property was rezoned to “I-1” Light Industrial District (Ordinance # 42694). Upon the adoption of the 2001 Unified Development Code, the previous based zoning district converted to “I-1” General Industrial. On June 01, 2006 the property was rezoned to “MF-50” Multi-family District. On August 16, 2007, Ordinance # 200904020258 added “MLOD” Military Lighting Overlay District as a zoning classification.

**Topography:** The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

#### **Adjacent Base Zoning and Land Uses**

**Direction:** East and South

**Current Base Zoning:** “MF-50 ERZD”, “MF-33”

**Current Land Uses:** vacant, apartments

**Direction:** West, North

**Current Base Zoning:** “C-3”, “MF-33”, MF-18”, MF-50

**Current Land Uses:** vacant, apartments

**Overlay and Special District Information:** 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 Type A 86’

**Proposed Changes:** None known

**Thoroughfare:** UTSA Boulevard

**Existing Character:** Secondary Arterial Type A 86’

**Proposed Changes:** None known

**Public Transit:** None.

**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:**

Future development is unknown at this time. However, parking must meet the terms stipulated by Section 35-526 of the San Antonio Unified Development Code regarding off-street parking requirements.

#### **ISSUE:**

None.

#### **ALTERNATIVES:**

Denial of the zoning request will result in the subject property retaining the "MF-50" Multi-Family District.

#### **FISCAL IMPACT:**

None.

**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 property is located within the North Sector Land Use Plan and is designated as General Urban Tier land use. The requested "C-2" Commercial District base zoning district is consistent with the adopted land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on surrounding properties.

**3. Suitability as Presently Zoned:**

The applicant requests this zoning change in order to build an commercial complex. The zoning designation is appropriate for this location. The requested zoning designation is consistent with the existing development pattern.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property is 3.153 acres in size, which accommodates the proposed development with adequate space for parking.

**7. Other Factors:**

None.