



# City of San Antonio

## Agenda Memorandum

**File Number:**15-3879

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**Agenda Item Number:** 8.

**Agenda Date:** 7/7/2015

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Zoning Case Z2015204

(Associated Plan Amendment 15053)

**SUMMARY:**

**Current Zoning:** "PUD C-2 GC-1 MLOD" Planned Unit Development Commercial Hill County Gateway Corridor Military Lighting Overlay Airport Hazard Overlay District

**Requested Zoning:** "PUD MF-33 GC-1 MLOD" Planned Unit Development Multi-Family Hill County Gateway Corridor Military Lighting Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 7, 2015

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Fair Prospects, L.P.

**Applicant:** Brown and Ortiz, L.P.

**Representative:** Brown and Ortiz, L.P.

**Location:** 7900 Block of Calle Rialto

**Legal Description:** Portions of Lots 9, 10, 11, and 901, Block 3, NCB 16390

**Total Acreage:** 0.658

**Notices Mailed**

**Owners of Property within 200 feet:** 14

**Registered Neighborhood Associations within 200 feet:** N/A

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

**Applicable Agencies:** Camp Bullis

**Property Details**

**Property History:** The subject property was annexed in November 25, 2001 (Ordinance # 94499) and after the annexation the property was zoned “PUD RM-4 GC-1”. In May 2006 the property was zoned as “PUD MF 25 C-3 GC-1”, and then in 2009 the property was rezoned as “PUD C-3 GC-1” and “PUD MF-33 GC-1” (Ordinance # 200904160308). The property was then zoned as “PUD C-2 GC-1” in June 16, 2011 (Ordinance # 201106160516).

**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:** North, East

**Current Base Zoning:** PUD C-3 GC-1, UZROW

**Current Land Uses:** Shopping Mall, public right-of-way.

**Direction:** West, South

**Current Base Zoning:** PUD C-2 GC-1, PUD C-3 GC-1, PUD MF-33 GC-1

**Current Land Uses:** Vacant lots

**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:** Calle Rialto

**Existing Character:** Local

**Proposed Changes:** None known

**Thoroughfare:** Highway Interstate Ten

**Existing Character:** Freeway 250' - 500'

**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:** Dwelling - Multi-Family (40 Units): 1.5 per unit. Maximum Parking Requirement: 2 per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the zoning request will result in the subject property retaining the “PUD C-2 GC-1” Planned Unit Development Commercial Gateway Corridor District.

**FISCAL IMPACT:**

None

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval pending Plan Amendment.

**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 Plan and is designated as Suburban Tier. The requested “PUD MF-33” base zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to General Urban Tier. Staff and the Planning Commission recommended approval of the Plan Amendment.

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

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

**3. Suitability as Presently Zoned:**

The proposed “PUD MF-33 GC-1” zoning district would be appropriate for the subject property. The existing “property is adjacent to a “PUD MF-33 GC-1” zoning district. The applicant requests this zoning change in order to develop the property as an apartment complex. The property is currently vacant, surrounded by IH-10 and commercial land uses.

**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 0.658 acres in size, and adjacent to a larger MF-33 district, which accommodates the proposed development with adequate space for parking.

**7. Other Factors:**

None.