



City of San Antonio

Agenda Memorandum

Agenda Date: June 4, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2024-10700103 CD

SUMMARY:

Current Zoning: "C-3 MLOD-1 MLR-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "C-3 CD MLOD-1 MLR-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Parking and/or Storage - Long Term

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 4, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Galleria Ventures Limited

Applicant: Tessi Properties LLC

Representative: Brown & McDonald PLLC

Location: Generally located in the 15000 block of Vance Jackson Road

Legal Description: 7.5 acres out of NCB 15825

Total Acreage: 7.5 acres

Notices Mailed**Owners of Property within 200 feet:** 14**Registered Neighborhood Associations within 200 feet:** None**Applicable Agencies:** Camp Bullis**Property Details**

Property History: The subject property was annexed into the City of San Antonio by Ordinance 41428, dated December 14, 1972, and was originally zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 44675, dated December 5, 1974, to "I-1" Light Industry District. With the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001, the property zoned "I-1" Light Industry District converted to "I-1" General Industrial District. The property was rezoned by Ordinance 2006-08-17-0955, dated August 17, 2006, to the current "C-3" General Commercial District.

Code & Permitting Details:

Overgrown Yard Investigation (INV-LOT-21-2580039842) August 2021

Code & Permitting Details: There are no relevant code or permitting details for the subject property.

Topography: The property does not include any abnormal physical features such as slope or incursion in a floodplain.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** "C-3"**Current Land Uses:** Offices, Gas Station**Direction:** East**Current Base Zoning:** "I-1"**Current Land Uses:** Offices, Warehouses**Direction:** South**Current Base Zoning:** "C-2", "C-3"**Current Land Uses:** Apartments**Direction:** West**Current Base Zoning:** "MPCD", "MF-33"**Current Land Uses:** Apartments, Vacant**Overlay District Information:**

The "MLOD-1" Camp Bullis Military Lighting Overlay District 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. The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

None

Transportation

Thoroughfare: Vance Jackson Road

Existing Character: Principal Secondary Arterial A

Proposed Changes: None

Thoroughfare: Presidio Parkway

Existing Character: Local

Proposed Changes: None

Public Transit: There is no public transit within walking distance of the subject property.

Routes Served: None

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: There is no maximum or minimum parking requirements for Parking and/or Storage Use.

Thoroughfare: Vance Jackson Road

Existing Character: Principal Secondary Arterial A

Proposed Changes: None

Thoroughfare: Presidio Parkway

Existing Character: Local

Proposed Changes: None

Public Transit: There is no public transit within walking distance of the subject property.

Routes Served: None

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: There is no maximum or minimum parking requirements for Parking and/or Storage Use.

Thoroughfare: Vance Jackson Road

Existing Character: Principal Secondary Arterial A

Proposed Changes: None

Thoroughfare: Presidio Parkway

Existing Character: Local

Proposed Changes: None

Public Transit: There is no public transit within walking distance of the subject property.

Routes Served: None

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: There is no maximum or minimum parking requirements for Parking and/or Storage Use.

ISSUE:

None

ALTERNATIVES:

Current Zoning: C-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed Zoning: C-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

The "CD" Conditional Use would allow for Parking and/or Storage – Long Term.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located within the UTSA Regional Center but is not within ½ a mile of 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 approval criteria below.

1. **Consistency:** The subject property is located within the UTSA Area Regional Center Plan, adopted October 2019, and is currently designated as “Regional Mixed Use” in the future land use component of the plan. The requested “C-3” base zoning district is consistent with the 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 use is consistent with the established development pattern of the surrounding area. Surrounding zoning is a mix of “MPCD” Master Planned Community, “C-3” General Commercial and “I-1” General Industrial Districts.
3. **Suitability as Presently Zoned:** The current “C-3” General Commercial District is appropriate zoning for the property and surrounding area. The proposed “C-3 CD” General Commercial District with a Conditional Use for parking and/or storage – long term is also appropriate. The property fronts a primary arterial and is placed and sized to adequately accommodate the proposed development. The prescribed site plan would prevent expansion of the parking lot footprint and deviation from the approved document could potentially warrant additional council consideration.
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 request does not appear to conflict with any public policy objective. Relevant Goals and Policies from 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 P4: Create subarea/corridor plans for the city's regional centers, major arterials, and transit corridors to ensure maximum coordination of land use, transportation and other infrastructure in support of higher-density development. - GCF P5: Invest in needed amenities and infrastructure that will facilitate higher-density development in the city’s priority growth areas. Relevant Goals and Policies from the UTSA Area Regional Center Plan may include: - Goal 6: Public Facilities and Infrastructure: Provide first-rate public services, utilities, and infrastructure that accommodate expected levels of growth, safeguard public health and security, and enhance quality of life. - Goal 10: Gateway: Protect and enhance gateway points and corridors.

- GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.
- GCF P4: Create subarea/corridor plans for the city's regional centers, major arterials, and transit corridors to ensure maximum coordination of land use, transportation, and other infrastructure in support of higher-density development.
- GCF P5: Invest in needed amenities and infrastructure that will facilitate higher-density development in the city's priority growth areas.

Relevant Goals and Policies from the UTSA Area Regional Center Plan may include:

- Goal 6: Public Facilities and Infrastructure: Provide first-rate public services, utilities, and infrastructure that accommodate expected levels of growth, safeguard public health and security, and enhance quality of life.
- Goal 10: Gateway: Protect and enhance gateway points and corridors.

6. Size of Tract: The subject property is 7.5 acres, which could reasonably accommodate the proposed development.

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, JB SA was notified of the proposed request. The Military has indicated that there are no objections to this request. The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The applicant is rezoning for Parking and/or Storage – Long Term. The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses for parking and/or storage – long term.

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The applicant has submitted a site plan in accordance with the requirements of the code. The applicant is rezoning for Parking and/or Storage – Long Term.