



City of San Antonio

Agenda Memorandum

Agenda Date: April 5, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:
ZONING CASE Z-2021-10700334

SUMMARY:

Current Zoning: "C-3 GC-2 MLOD-2 MLR-2 AHOD" General Commercial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "MF-33 GC-2 MLOD-2 MLR-2 AHOD" Multi-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 5, 2022

Case Manager: Rebecca Rodriguez, Senior Planner

Property Owner: Westover Hills Town Center, Ltd.

Applicant: Atlantica at Westover Hills, LLC

Representative: Killen, Griffin, & Farrimond, PLLC

Location: Generally located in the 10000 Block of State Hwy 151

Legal Description: Lot 23, Block 51, NCB 17642

Total Acreage: 13.868

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 59776, dated December 30, 1984, and zoned TEMP “R-1” Single-Family Residence District. The property was rezoned by Ordinance 67776, dated August 18, 1988, to “B-3” Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned “B-3” Business District converted to the current “C-3” General Commercial District.

Topography: A portion of subject property is located with the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3

Current Land Uses: Office

Direction: South

Current Base Zoning: C-3

Current Land Uses: Medical Clinics

Direction: East

Current Base Zoning: MF-33

Current Land Uses: Multi-Family

Direction: West

Current Base Zoning: None

Current Land Uses: TxDOT ROW

Overlay District Information:

The Highway 151 Gateway Corridor District (“GC-2”) provides site development standards for properties within 1,000 feet of Highway 151 between Highway 90 and the western 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.

The "MLOD-2" Lackland 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.

Special District Information:

None.

Transportation

Thoroughfare: Rogers Road

Existing Character: Secondary Arterial A

Proposed Changes: None

Thoroughfare: Nationwide Drive

Existing Character: Local

Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance of the subject property. Routes Served: 660

Traffic Impact: Hwy 151 is a TxDOT roadway; TxDOT review and approval will be required. Please submit documents to TxDOT for review. Rogers is identified on the City's Major Thoroughfare Plan as (Secondary Arterial Type A 86' ROW). ROW dedication and improvement may be required. Arterials require minimum 48' pavement – 24' from centerline. Per UDC Table 506-3, note 5 bike facilities are required on all arterials along with sidewalks. All substandard street improvements can be reviewed as part of the associated plat. The option of submitting a SIP is also available which will be required at the time of building permit. TIA review will be revisited at time of building permit and/or plat (site plan will be required).

TxDOT does not object to proposed zoning change request from "C-3 MLOD-2 MLR-2 GC-2 AHOD" to "MF-33 MLOD-2 MLR-2 GC-2 AHOD". TxDOT has a project on SH 151 from LP 1604 to IH 410. Coordination with TxDOT for access will be required.

Parking Information: The minimum parking requirement for multi-family development at a maximum density of 33 units per acre is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "C-3" General Commercial 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: “MF-33” Multi-Family District allows multi-family development up to 33 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the State Hwy 151 and Loop 1604 Regional Center but not located within the 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 West Sector Plan and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “MF-33” base zoning district 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 use is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “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 as there are already numerous properties along Rogers Road that have a multi-family zoning designation. There are also various commercial developments in progress in this area, therefore, the proposed zoning change will bring additional housing options to an area that is experiencing growth and development.
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 the public policy objective of the West Sector Plan. The subject property has existing zoning of C-3 and the applicant is requesting a change to MF-33. Adjacent zoning to the subject property includes C-3 and MF-

33. Within the West/SW Sector Plan, the subject property has a future land use of General Urban Tier which would accommodate the requested zoning change and align with the West/SW Sector Plan's vision for the General Urban Tier areas as "Small tract detached single family housing, Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums)." The Highway 151 Gateway Corridor Overlay District requires certain setbacks and screening for parking lots and utilities.

Relevant Goals and Policies of the Comprehensive Plan may include:

H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

Relevant Goals and Strategies of the West/SW Sector Plan may include:

Goal HOU-1: Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan

Strategy HOU-1.2: Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood

6. **Size of Tract:** The 13.868 acre site is of sufficient size to accommodate the proposed multi-family development.
7. **Other Factors** The subject property is located within the Lackland AFB 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.

The property is proposed for development of multi-family uses that shall not exceed 33 units per acre. At 13.868 acres, there could potentially be development of 458 units.