



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** April 19, 2022

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 9

**SUBJECT:**

ZONING CASE Z-2021-10700353 ERZD

(Associated Plan Amendment PA2021-11600121)

**SUMMARY:**

**Current Zoning:** "C-2 CD GC-3 MLOD-1 MLR-2 ERZD" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Conditional Use for a Home Improvement Center with Outside Storage and Grocery Store, "C-2 CD MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Conditional Use for a Home Improvement Center with Outside Storage and Grocery Store, "C-3 GC-3 MLOD-1 MLR-2 ERZD" General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

**Requested Zoning:** "MXD GC-3 MLOD-1 MLR-2 ERZD" Mixed Use US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "MXD MLOD-1 MLR-2 ERZD" Mixed Use Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 19, 2022

**Case Manager:** Summer McCann, Planner

**Property Owner:** 281/Overlook Partners L.P.

**Applicant:** Killen, Griffin & Farrimond, PLLC

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** 2440 Celebration Drive and 2455 Celebration Drive, and 25560 US Highway 281 North

**Legal Description:** Lots 19-A (4.0482 acres), CB 4865; P-4D, CB 4900; P-19B (0.189 acres), CB 4865; P-4A (20.1759 acres), CB 4900; P-19D (0.069 acres) and P-19E (0.137 acres), CB 4865; P-4B (11.6729 acres) and P-4E (10.7031 acres), CB 4900; and P-3A (0.5333 acres), CB 4926

**Total Acreage:** 57.2224 Acres

**Notices Mailed**

**Owners of Property within 200 feet:** 10

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

**Applicable Agencies:** Camp Bullis

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 201612010899, dated November 30, 2016 and zoned "C-2 CD" Commercial District with a Conditional Use for a Home Improvement Center with Outside Storage and Grocery Store and "C-3" General Commercial District.

**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-2"

**Current Land Uses:** Vacant Land

**Direction:** South

**Current Base Zoning:** "C-2"

**Current Land Uses:** Vacant Land

**Direction:** East

**Current Base Zoning:** "RE", OCL

**Current Land Uses:** Vacant Land, Single-Family Dwellings

**Direction:** West

**Current Base Zoning:** "C-2 CD"

**Current Land Uses:** Vacant Land

**Overlay District Information:**

The US 281 Gateway Corridor District ("GC-3") provides site development standards for properties within 4,000 feet along the US 281 north right-of-way. 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-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 "ERZD" Edwards Recharge Zone District does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of San Antonio Code of Ordinances, the San Antonio Water System (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the "ERZD".

**Special District Information:** None.

**Transportation**

**Thoroughfare:** Celebration Drive

**Existing Character:** Local

**Proposed Changes:** None Known.

**Thoroughfare:** US Highway 281 North

**Existing Character:** Highway

**Proposed Changes:** None Known.

**Public Transit:** There are no VIA bus routes within walking distance of the subject property.

**Traffic Impact:** Preliminary Review Only— Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part of the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting.

**\*\*The traffic generated by the proposed development has increased as it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502\*\***

A TIA Report will be required.

**Parking Information:** The minimum parking requirement for multi-family is 1.5 per unit. Parking requirements will vary based on the type of commercial use proposed.

**ISSUE:** None.

**ALTERNATIVES:**

**Current Zoning:** “C-2 CD” Commercial districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The “CD” Conditional Use is for a Home Improvement Center with Outside Storage and Grocery Store

“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:** “MXD” Mixed Use District provides a concentrated mix of residential, retail, service, and office uses.

**FISCAL IMPACT:** None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is located with the Stone Oak Regional Center but is not within a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and SAWS recommend Approval, pending Plan Amendment.

**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 North Sector Plan and is currently designated as “Rural Estate Tier” and “Suburban Tier” in the future land use component of the plan. The requested “MXD” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Mixed Use Center”. Staff recommends Approval. The Planning Commission recommendation is pending the April 27, 2022 hearing.

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. Properties in the area are zoned “C-2” Commercial District and “MXD” Mixed Use District.
3. **Suitability as Presently Zoned:** The existing "C-2 CD" Commercial District with a Conditional Use for a Home Improvement Center with Outside Storage and Grocery Store is an appropriate zoning for the property and surrounding area. The proposed "MXD" Mixed Use District is also an appropriate zoning for the property and surrounding area. The proposed rezoning would allow for the development of vacant land within the Stone Oak Regional Center. The subject property is primarily abutting vacant lots and the proposed commercial/multi-family development would be appropriate along US Highway 281.
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 North Sector Plan.  
**Relevant Goals, Recommendations and Strategies of the North Sector Plan may include:**
  - Goal LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.
    - LU-1.3 Promote a variety of housing types, including apartments, lofts, condominiums, townhouses and single family attached and detached housing between Loop 1604 and Loop 410.
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  - Goal LU-5 All new construction and renovation efforts within corridor overlay districts must be in compliance with applicable standards
    - LU-5.1 Continue to implement the standards and guidelines of existing scenic corridors, gateway corridors and overlay districts to maintain and enhance a consistent design theme along North Sector principal and arterial roadways
6. **Size of Tract:** The 57.2224-acre site is of sufficient size to accommodate the proposed mixed use development.
7. **Other Factors:** Based on the information provided to SAWS staff, SAWS identifies the subject property as a portion of the property 20.501-acres is a Category 1 and the remaining 36.721-acres is a Category 2. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 65% on the approximately 57.222-acre site. Reference SAWS report dated March 29, 2022.

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 applicant is rezoning the property to allow for the development of commercial and multi-family.