



City of San Antonio

Agenda Memorandum

Agenda Date: June 16, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3, District 4

SUBJECT:

ZONING CASE Z-2022-107000109

SUMMARY:

Current Zoning: "FBZD MLOD-2 MLR-2 AHOD" Form Based Zoning Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "FBZD AHOD" Form Based Zoning Airport Hazard Overlay District

Requested Zoning: "MPCD MLOD-2 MLR-2 AHOD" Master Planned Community Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MPCD AHOD" Master Planned Community Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 17, 2022

Case Manager: Corin Hooper, Senior Planner

Property Owner: Southstar at Verano Investment, LLC

Applicant: Southstar at Verano Investment, LLC

Representative: Southstar at Verano Investment, LLC

Location: Generally located at the intersection of University Way and Jaguar Parkway

Legal Description: 179.94 acres out of CB 4005, CB 4283, CB 4284, and CB 4285

Total Acreage: 179.94 Acres

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 96558, dated January 4, 2003 and zoned "DR" Development Reserve. The property was rezoned by Ordinance 98504, dated December 4, 2003, to "MI-1" Mixed Light Industrial District. The property was then rezoned by Ordinance 2007-12-06-1278, dated December 6, 2007, to "FBZD" Form Based Zoning 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: "MPCD"

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: "C-3", "MI-1"

Current Land Uses: Texas A&M University, Vacant Land

Direction: East

Current Base Zoning: "MI-1"

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: "MI-1"

Current Land Uses: Auction House, Vacant Land

Overlay District Information:

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: South Zarzamora

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None

Thoroughfare: Jaguar Parkway

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None

Thoroughfare: University Way

Existing Character: Local

Proposed Changes: None

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

Routes Served: 672

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 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 does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502****

A TIA Report is not required.

Parking Information: The minimum parking requirement for multi-family is 1.5 per unit. The minimum parking requirement for a 1 Family Dwelling is 1 per unit. Parking requirements will vary based on the type of commercial use proposed.

ISSUE: None.

ALTERNATIVES:

Current Zoning: "FBZD" District encourages a sustainable pattern of development by concentrating growth in hamlets, villages and regional centers while preserving and protecting prime agricultural land, environmentally sensitive areas, important natural features and open space.

Proposed Zoning: "MPCD" To encourage the development of areas of mixed uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building and circulation systems.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Texas A&M – San Antonio Regional Center and within the Premium Transit Corridor

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 Heritage South Sector Plan and is currently designated as "Mixed Use" in the future land use component of the plan. The requested "MPCD" 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 to the north of the surrounding area, which is zoned "MPCD" Master Planned Community Development.
3. **Suitability as Presently Zoned:** The existing "FBZD" Form Based Zoning District is an appropriate zoning for the property and surrounding area. The proposed "MPCD" is also appropriate and will allow for a mix of residential and commercial development. Additionally, the location and proximity to Zarzamora and Loop 410 South promotes development of goods and services and housing for nearby residents and Texas A&M University.
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 appear not appear to conflict with the following goals, principles, and objectives of the Heritage South Sector Plan.

Relevant Goals, Recommendations and Strategies of the Heritage South Sector Plan may include:

- HOU-1.1 Encourage a mix of housing types, including multi-family homes, custom homes, garden homes, and single-family detached homes to provide "life cycle" housing options (ranging from college students, young adults, families, and retired/ senior) within the area
 - LU-5.1 Integrate regional town centers that include commercial, retail, office and institutional uses into the fabric of the community
 - LU-5.2 Cluster high intensity commercial in regional centers to reduce "strip development"
6. **Size of Tract:** The 179.94 acre site is of sufficient size to accommodate the proposed mixed use development.

7. **Other Factors:** The subject property is located within the Fort Sam Houston 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 applicant is rezoning to allow for commercial, multi-family and single-family development.