



City of San Antonio

Agenda Memorandum

Agenda Date: May 4, 2023

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

ZONING CASE Z-2023-10700039 CD
(Associated Plan Amendment PA-2023-11600015)

SUMMARY:

Current Zoning: "RM-5 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 53.18 acres and "C-3 CD MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Construction Contractor Facility with Outdoor Storage on 6.72 acres

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 4, 2023

Case Manager: Elizabeth Steward, Zoning Planner

Property Owner: Baptist University of the Americas

Applicant: Latitude Architects

Representative: Latitude Architects

Location: 2418 West Ansley Boulevard

Legal Description: 53.18 acres out of NCB 15001 and 6.72 acres out of NCB 15001

Total Acreage: 59.9

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: Villa del Sol Neighborhood Association

Applicable Agencies: Texas Department of Transportation, Planning Department, Lackland Air Force Base

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952 and zoned "B" Residence District. The property was rezoned by Ordinance 90954, dated December 1, 1999 to "I-1" Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "I-1" Light Industry District converted to "I-1" General Industrial District. The property was rezoned by Ordinance 2006-02-09-0199, dated February 9, 2006 to the current "RM-5" Residential Mixed 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-3

Current Land Uses: Rehabilitation Center

Direction: South

Current Base Zoning: R-5

Current Land Uses: School

Direction: East

Current Base Zoning: RM-5

Current Land Uses: School

Direction: West

Current Base Zoning: R-6

Current Land Uses: Learning Center

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:

N/A

Transportation

Thoroughfare: West Ansley Boulevard

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Interstate Highway 35 Access Road

Existing Character: Minor

Proposed Changes: None Known

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

Routes Served: 246, 51

Traffic Impact: The traffic generated by the proposed development has increase 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 for a Private University is as needed for use. The minimum parking requirement for a Contractor Facility is 1 space per 1,500 sq GFA.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: Single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 5,000 square feet and a minimum lot width of 15 feet, public and private schools.

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 Conditional Use would allow a Construction Contractor Facility with Outdoor Storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is located within ½ mile from the Zarzamora Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission 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 West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “C-3” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Regional Center”. Staff and Planning Commission recommend Approval.
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 “RM-5” Residential Mixed District is an appropriate zoning for the property and surrounding area. The requested “C-3” General Commercial District and “C-3 CD” General Commercial District with Conditional Use for a Construction Contractor Facility with Outside Storage. The surrounding area is largely developed with Civic Center uses such as schools and learning centers, the proposed University continues that trend. The University, commercial uses, and Disaster relief hub provides needed services for the City and surrounding areas. The request promotes infill development on a vacant lot.
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 objectives of the West/ Southwest Sector Plan.
 - Goal ED-1 The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities
 - ED-1.4 Continue to support the expansion of research institutes, including colleges, and medical facilities, data centers, cyber security facilities, and distribution centers
 - Goal ED-4 Infill and redevelopment opportunities are well planned and incentivized within Loop 410

- Strategies: ED-4.1 Encourage high quality site and building design and best management practices for new and existing developments

6. Size of Tract: The 59.9 acre site is of sufficient size to accommodate the proposed Commercial development.

7. Other Factors The applicant is intending to construct a Private University and a public Safety Facility/ Disaster Management Hub.

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 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 to develop a Construction Contractor Facility.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.

Per the Texas Department of Transportation, Further Coordination would be needed between developers and TxDOT to address access along the IH 35 Frontage Road if rezoning is approved.