



City of San Antonio

Agenda Memorandum

Agenda Date: March 15, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

ZONING CASE Z-2022-10700028

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: March 15, 2022

Case Manager: Corin Hooper, Senior Planner

Property Owner: SRP LTD

Applicant: SRP LTD

Representative: Killen, Griffin & Farrimond, PLLC

Location: generally located in the 2100 block of North Ellison

Legal Description: Lot P-10B, NCB 17640

Total Acreage: 41.085

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Lackland

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 59776 dated December 30, 1984 and zoned "Temporary R-1" Single Family District. The subject property was partially rezoned by Ordinance 76590 dated September 24, 1992 to "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the subject property zoned "B-3" Business District converted to the current "C-3" 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-3"

Current Land Uses: Medical/Rehabilitation Center

Direction: South

Current Base Zoning:

Current Land Uses: School and Multi-Family Apartment

Direction: East

Current Base Zoning:

Current Land Uses: State Highway 151

Direction: West

Current Base Zoning: "ED"

Current Land Uses: Sea World

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: North Ellison Drive

Existing Character: Minor

Proposed Changes: None Known

Thoroughfare: Westover Hills Boulevard

Existing Character: Minor

Proposed Changes: None Known

Public Transit: There is one route within walking distance.

Routes Served: 64

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

Parking Information: The parking requirements for dwelling is 1.5 spaces for every 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:

Subject property is located within ½ a mile from the Highway 151 and Loop 1604 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/Southwest Sector Plan and is currently designated “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 is an appropriate zoning for the property and surrounding area. The proposed “MF-33” Multi-Family District is also an appropriate zoning for the area. The proposed “MF-33” Multi-Family District provides a transition to the existing “C-2” Commercial and “C-3” General Commercial Districts. It is also adjacent to an “ED” Entertainment District (Sea World). The multi-family development will provide a housing alternative to the area and the surrounding commercial and entertainment districts and uses. It is also appropriate in such close proximity to the major Highway 151.
- 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 policies of the West/Southwest Sector Plan.

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

Goal HOU-2: New housing developments locate near existing community facilities, schools, and physical infrastructure (e.g., streets, water, sewer, etc.) with sufficient capacity to serve new developments.

Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses and protects neighborhoods and businesses from incompatible land uses.

Goal LU-3: Existing corridors are transformed and new corridors are carefully planned to create dynamic, mixed-use, pedestrian oriented nodes that are integrated into the surrounding community

- 6. Size of Tract:** The 41.085-acre site is not of sufficient size to accommodate the proposed residential development.

7. **Other Factors:** The subject property is located within the Lackland Military Lighting Overlay District. 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.

At a density of 33 units per acre, the subject property could develop up to 1,359 units.