



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: {{item.number}}

Agenda Date: September 7, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2021-10700100

SUMMARY:

Current Zoning: MPCD MLOD-1 MLR-2" Master Planned Community Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MPCD UC-1 MLOD-1 MLR-2" Master Planned Community IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

Requested Zoning: MPCD MLOD-1 MLR-2" Master Planned Community Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MPCD UC-1 MLOD-1 MLR-2" Master Planned Community IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District (for an MPCD site plan amendment)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 7, 2021. This case was continued from July 20, 2021.

Case Manager: Joyce Palmer, Senior Planner

Property Owner: Steve Sanders

Applicant: Emilie Weissler, Killen, Griffin, & Farrimond, PLLC

Representative: Emilie Weissler, Killen, Griffin, & Farrimond, PLLC

Location: Generally located in the 5800 Block of UTSA Boulevard

Legal Description: 114.149 acres out of NCB 14890

Total Acreage: 114.149

Notices Mailed

Owners of Property within 200 feet: 60

Registered Neighborhood Associations within 200 feet: none

Applicable Agencies: Joint Base San Antonio Camp Bullis, Planning Department

Property Details

Property History: The property was annexed by Ordinance 39197 on February 25, 1971 and zoned Temporary “R-1” Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned Temporary “R-1” Single-Family Residence District converted to “R-6” Residential Single-Family District. The subject property was rezoned by Ordinance 2016-08-18-0638, dated August 18, 2016, from “R-6” Residential Single-Family District to the current “MPCD” Master Planned Community District.

Topography: The property does not include any abnormal physical features such as slope; a small portion of the property is in the flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2, C-3

Current Land Uses: Open space

Direction: East

Current Base Zoning: C-2, C-3

Current Land Uses: Multi-Family Residences, Commercial (Auto Sales, Grocery, Cafe, Gas Station)

Direction: South

Current Base Zoning: R-4, C-3

Current Land Uses: Single-Family Residences, Commercial (Offices, Restaurants)

Direction: West

Current Base Zoning: C-1

Current Land Uses: Multi-Family Residences, Open space

Overlay District Information:

The “UC-1” IH10/FM 1604 Urban Corridor overlay was established because there are many roadway corridors which have been and/or will continue to be very significant to the city. The corridors are important because they have shaped the sense of what individual neighborhoods are in their role as historic entrances to the city. Other corridors are significant because they serve as gateways to the city or because of surrounding natural, historic, cultural, and aesthetic areas. The establishment of “UC” serves to preserve, enhance, and perpetuate the value of specific roadway corridors.

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.

Special District Information:

The Master Planned Community District is a special district established 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. A site plan is required for a rezoning to “MPCD” that will include the location of the uses. A zoning review is performed by the Zoning Section of the Development Services Department during the review of the plat and building permit.

Transportation

Thoroughfare: UTSA Boulevard

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

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

Routes: 93, 97, 501, and 603

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The parking requirement for a multi-family dwelling is 1.5 spaces per unit.

ISSUE:

None

ALTERNATIVES:

Current Zoning: 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.

Proposed Zoning: 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 property is within the UTSA Regional Center and is not within a 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 UTSA Area Regional Center Plan and is currently designated as Regional Mixed Use in the land use component of the plan. The uses within the requested “MPCD” Master Planned Community Development District of commercial, residential and multi-family uses are consistent with the adopted land use designation.
2. **Adverse Impacts on Neighboring Lands:** Staff has not found 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. The “MPCD” Master Planned Community Development was approved and has been in place since August 2016.
3. **Suitability as Presently Zoned:** The existing “MPCD” Master Planned Community District base zoning district is appropriate for the surrounding area. The “MPCD” will maintain the same uses but the increase in multi-family units triggers a Major Amendment per the UDC. The Major Amendment is the addition of 279 units to the total number of permitted units within the MPCD. Those units will be located on approximately 7.62 acres. There were originally 1,100 units and now 1,379 units are proposed. Additionally, the single-family residential development is now only within phase 1, 2, and 5.
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 objective. Goal 1: Housing: Support diverse, affordable, and abundant housing options with an emphasis on mixed-use development that is safe, comfortable, and attractive for current and future residents of the UTSA Area. Goal 1.1: Encourage development of a variety of housing types, sizes, costs, and densities. Goal 1.2: Encourage mixed-use development with connections to existing residential areas, employment, recreational amenities, transit, and retail. Housing Strategy 1.3

Identify opportunities for and prioritize the creation of housing units near transit routes and commercial/employment centers. Focus Areas Recommendation 4: Encourage new development and infill projects to contain a mix of uses that will serve as residential, commercial, and entertainment destinations.

6. **Size of Tract:** The 114.149 acre site is of sufficient size to accommodate the proposed “MPCD” development.
7. **Other Factors** The subject property is located within the JBSA Camp Bullis Awareness Zone. In accordance with the signed Memorandum of Understanding, Texas Army National Guard and JBSA were notified of the proposed request. The Military has indicated that there are no objections to the request.