



# 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

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**  
ZONING CASE Z-2021-10700206

**SUMMARY:**

**Current Zoning:** "C-3 MLOD-1 MLR-1" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, "C-3 MLOD-1 MLR-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "MPCD MLOD-1 MLR-1 AHOD" Master Planned Community Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "MF-33 MLOD-1 MLR-1 AHOD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Requested Zoning:** "MF-50 MLOD-1 MLR-1 AHOD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "MF-50 MLOD-1 MLR-1" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 7, 2021

**Case Manager:** Lorianne Thennes, Senior Planner

**Property Owner:** Galleria Ventures, LTD

**Applicant:** Galleria Ventures, LTD

**Representative:** Brown & Ortiz, P.C.

**Location:** Generally located in the 15000 Block of Vance Jackson Road

**Legal Description:** 10.851 acres out of NCB 15825

**Total Acreage:** 10.851 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 9

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Planning Department, Camp Bullis

**Property Details**

**Property History:** The subject property was annexed by Ordinance 41428, dated December 25, 1972 and was originally zoned Temporary “R-1” One Family Residence District. The property was rezoned to “I-1” Light Industry District by Ordinance 44675, dated December 5, 1974. The previous “I-1” Light Industry District converted to the “I-1” General Industrial District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001. The property was then rezoned to “C-3” by Ordinance 2006-08-17-0955, dated August 17, 2006. The property was rezoned to “MPCD” by Ordinance 2012-11-15-0919, dated November 15, 2012. The western portion of the property was rezoned to “C-3” by Ordinance 2017-12-07-0978, dated December 7, 2017. The southern portion of the property was rezoned from “C-3” to “MF-33” by Ordinance 2021-04-15-0266, dated April 15, 2021.

**Topography:** The property does not include any abnormal physical features such as slope or incursion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “MPCD” and “C-3”

**Current Land Uses:** Vacant

**Direction:** East

**Current Base Zoning:** “UZROW,” “MF-33” and “MF-50”

**Current Land Uses:** Vance Jackson Road, apartment complexes

**Direction:** South

**Current Base Zoning:** “C-3”

**Current Land Uses:** Vacant

**Direction:** West

**Current Base Zoning:** “MF-33”

**Current Land Uses:** Apartment complex

**Overlay District Information:**

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 "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:** Vance Jackson Road

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None

**Thoroughfare:** Presidio Parkway

**Existing Character:** Local

**Proposed Changes:** None

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

**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 minimum parking requirement for multi-family 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. 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. Any uses permitted in MF-25 but with a maximum density of 33 units per acre for MF-33, 40 units per acre for MF-40, 50 units per acre for MF-50 and 65 units per acre for MF-65.

**Proposed Zoning:** Any uses permitted in MF-25 but with a maximum density of 33 units per acre for MF-33, 40 units per acre for MF-40, 50 units per acre for MF-50 and 65 units per acre for MF-65.

**FISCAL IMPACT:**

None

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

The property is within a regional center but 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.” The requested “MF-50” 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. Surrounding properties are zoned “C-3” General Commercial and the proposed use is residential.
- 3. Suitability as Presently Zoned:** The current "C-3" General Commercial District, "MPCD" Master Planned Community District and "MF-33" Multi-Family District are appropriate zonings for the property and surrounding area. The proposed “MF-50” Multi-Family District is also appropriate with the “MF-33” Multi-Family District to the east and west of the subject site.
- 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 UTSA Area Regional Center Plan: Goal 1- 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 2- Maintain and enhance the character and appeal of established residential neighborhoods within the UTSA Area with attractive streetscapes and compatible development and design. Goal 9.3- Build on the character of the neighborhoods that surround the University, while aiming to strengthen the contribution the campus makes to the UTSA Area community as a whole. The subject site is located within the boundaries of the UTSA Area Regional Center Plan. The UTSA Area Plan designates the subject site as Regional Mixed-Use, which contains residential, commercial and institutional uses at high densities. Regional Mixed-Use developments are typically located within regional centers and in close proximity to transit facilities, where mid-rise to high-rise buildings would be appropriate. Regional Mixed-Use is the predominant land use category for the UTSA Area Regional Center. It encompasses La Cantera, The RIM, Fiesta Texas, and most of the I-10 frontage areas. The Regional Mixed-Use areas are intended to be centers with the highest intensity of uses and activity, serving nearby neighborhoods and regional interests alike. The site is located within Focus Area #3, which is the UTSA Boulevard, Vance Jackson Road, and Presidio Parkway Mixed-Use Corridor. The vision for this corridor includes a range of mixed uses and transit-supportive developments. Mixed-use developments will complement surrounding neighborhoods, offering a mix of uses and densities that best serve the needs of each area.

6. **Size of Tract:** The subject property is 10.851 acres, which could reasonably accommodate multi-family use.
7. **Other Factors** 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 proposal to rezone from C-3 to MF-50 is consistent with the subject property's designation of Regional Mixed-Use and will not require a plan amendment. The subject property is located along Presidio Parkway, south of North Loop 1604 West and north of UTSA Boulevard. The proposed multi-family residential use is compatible with the adjacent existing and to be developed land uses. At a density of 50 units per acre, there is a potential for up to 543 units.