



City of San Antonio

Agenda Memorandum

Agenda Date: November 15, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:
ZONING CASE Z-2022-10700301

SUMMARY:

Current Zoning: “C-2 CD GC-3 MLOD-1 MLR-2” Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Motor Vehicle Sales (Full Service), “C-2 CD MLOD-1 MLR-2” Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Motor Vehicle Sales (Full Service), and “C-2 CD GC-3 MLOD-1 MLR-2” Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Carwash

Requested Zoning: “MF-18 GC-3 MLOD-1 MLR-2” Limited Density Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and “MF-18 MLOD-1 MLR-2” Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 15, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: Balous T. and Julie Miller

Applicant: Jean Latsha

Representative: Brown and Ortiz

Location: Generally located in the 27000 Block of US Highway 281 North

Legal Description: 37.731 acres out of CB 4860, CB 4861, CB 4862, and CB 4864

Total Acreage: 37.731 acres

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Camp Bullis Army Base, Texas Department of Transportation, Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 2016-12-01-0899 dated November 30, 2016. The property was zoned "C-2" Commercial District "C-2 CD" Commercial District with a Conditional Use for Motor Vehicle Sales, and "C-2 CD" Commercial District with a Conditional Use for a Carwash by Ordinance 2016-12-01-0902 dated November 1, 2016.

Topography: The property does not include any abnormal physical features such as incursion in a flood plain, however, there is a slope.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "OCL"

Current Land Uses: Vacant

Direction: South

Current Base Zoning: "OCL" and "C-2"

Current Land Uses: Vacant, Ranch

Direction: East

Current Base Zoning: "OCL" and "C-2"

Current Land Uses: Vacant, Church, Salon, Gym, Academy of Music, Entertainment Center

Direction: West

Current Base Zoning: "OCL"

Current Land Uses: Vacant

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 US 281 Gateway Corridor District (“GC-3”) provides site development standards for properties within 4,000 feet along the US 281 north right-of-way. 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

Special District Information:

None.

Transportation

Thoroughfare: East Borgfield Drive

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Thoroughfare: US Highway 281 North

Existing Character: Interstate Highway

Proposed Changes: None Known

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

Routes Served: NA

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

Parking Information: The minimum parking requirement for multi-family dwellings is 1.5 parking spaces per unit

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “C-2” Commercial District accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The current “CD” Conditional Use permit a carwash and motor vehicle sales.

Proposed Zoning: “MF-18” Limited Density Multi-Family District permits multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 18 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Stone Oak Regional Center but is not within a ½ mile of 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 North Sector Plan and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “MF-18” 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. The property sits between US Highway 281 North to the east, and single-family residential development to the west; it could potentially serve as a buffer between the two areas.
3. **Suitability as Presently Zoned:** The current “C-2 CD” Commercial District with a Conditional Use for a Carwash, and “C-2 CD” Commercial District with a Conditional Use for Motor Vehicle Sales are both appropriate zonings for the property and surrounding area. The proposed “MF-18” Limited Density Multi-Family District is also appropriate. The size of the lot and its placement is ideal for multi-family development. Additionally, the proposed rezoning would create a transitional buffer between the single-family residential development to the west, and the interstate highway to the east.
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 North Sector Plan:
 - HOU-1.1 Consider innovative allowances in zoning amendments that promote a variety of housing types in the North Sector and embrace flexible standards
 - HOU-1.2 Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.
 - HOU-2.3 Utilize High Density Residential as a buffer between principal and arterial roadways / non-residential (i.e. office, retail, commercial uses) and lower density residential housing.

Relevant Goals and Policies of the Comprehensive Plan may include:

- GCF Goal 2: Priority growth areas attract jobs and residents.
- GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.
- H P18: Encourage housing to be built with, near or adjacent to retail uses

- 6. Size of Tract:** The subject property is 37.731 acres, which can reasonably accommodate multi-family residential development.
- 7. Other Factors:** The applicant intends to rezone to “MF-18” to develop multi-family apartments. The property is proposed for development of multifamily uses that shall not exceed 18 units per acre. At 37.731 acres, there could potentially be development of 679 units.

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.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.