



City of San Antonio

Agenda Memorandum

Agenda Date: December 2, 2021

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

Zoning Case Z-2021-10700274

SUMMARY:

Current Zoning: "C-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

Requested Zoning: "MF-33 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 2.2021

Case Manager: Richard Bautista-Vazquez, Planner

Property Owner: Bass Properties LP

Applicant: Bass Properties LP

Representative: Matthew Gilbert

Location: 26950 Bulverde Road

Legal Description: Lot P-5E ABS 266 and Lot P-13 ABS 266, CB 4864 and Lot 2, Block 1, CB 4864A

Total Acreage: 11.42

Notices Mailed

Owners of Property within 200 feet: 2

Registered Neighborhood Associations within 200 feet: No registered HOA

Applicable Agencies: None

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 2016-12-01- 0899, dated December 01, 2016. Ordinance 2016-12-01-0902 dated December 01, 2016, zoned the property to "C-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region

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: Vacant lot,

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: US Highway 281

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Boat & RV Storage

Direction: West

Current Base Zoning: "C-3". "R-6"

Current Land Uses: Vacant lots

Overlay District Information:

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. 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:

None

Transportation

Thoroughfare: Bulverde Road

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Public Transit: There is no known bus routes within walking distance.

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: he minimum parking requirements for Dwelling-Multi-Family is 1.5 per unit.

ISSUE:

None

ALTERNATIVES:

Current 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.

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 subject property is within the Stone Oak Regional Center but not within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 Regional Center 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 GC-3 MLOD-1 MLR-2" General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District is an appropriate zoning for the property and surrounding area.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** • Promote flexibility and innovation in residential, business and recreational land uses through planned unit developments, conservation subdivisions, specific plans, mixed use projects, and other Innovative development and land use planning techniques. • Consider innovative allowances in zoning amendments that promote a variety of housing types in the North Sector and embrace flexible standards, including, but not limited to: zero lot lines, clustering of development, and density bonuses as per the Sector Land Use Plan.
6. **Size of Tract:** The 11.42-acre site is of sufficient size to accommodate the proposed Multi-Family Dwelling development.
7. **Other Factors** The applicant is proposing a Multi-Family Dwelling development.