



City of San Antonio

Agenda Memorandum

Agenda Date: December 21, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

Zoning Case Z-2021-10700314

SUMMARY:

Current Zoning: "R-6 MLOD-1 MLR-2" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

Requested Zoning: "MXD MLOD-1 MLR-2" Mixed Use Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 21, 2021

Case Manager: Summer McCann, Planner

Property Owner: UTSA Blvd. 33 Joint Venture

Applicant: GSH Management LLC

Representative: Killen, Griffin & Farrimond PLLC

Location: Generally located on the 1600 Block of UTSA Blvd

Legal Description: Lot 138, Lot P-1E, Lot P-119A, NCB 14890

Total Acreage: 3.309 Acres

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis Joint Base San Antonio

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 39197, dated February 24, 1971 and zoned Temporary "R-1" Single-Family Residence District. A portion of the property was rezoned to "B-2" Business District by Ordinance 82485, dated July 13, 1995. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the portion of the property zoned Temporary "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District and the portion of the property zoned "B-2" Business District converted to the current "C-2" Commercial District.

Topography: A portion of subject property is located with the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6"

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: "C-1"

Current Land Uses: Church

Direction: South

Current Base Zoning: "C-1"

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Dwellings

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.

Special District Information: None.

Transportation

Thoroughfare: UTSA Boulevard

Existing Character: Secondary Arterial A

Proposed Changes: None Known

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

Traffic Impact: Based on information provided a TIA is required. TIA review will be revised during Plat/building permit. UTSA Blvd is identified on the City's Major Thoroughfare Plan as Secondary Arterial Type A 86' ROW). ROW dedication and improvement may be required. Arterials require min. 48' pavement – 24' from centerline. Per UDC Table 506-3, note 5 bike facilities are required on all arterials along with sidewalks. All Substandard Street improvements can be reviewed as part of the associated plat, the option of submitting an SIP is also available which will be required at the time of Building Permit. UTSA Blvd is a TxDOT roadway. TxDOT review and approval will be required. Please submit documents to TxDOT for review.

Parking Information: The minimum parking requirement for multi-family is 1.5 per unit. Parking requirements will vary based on the type of commercial use proposed.

ISSUE: None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family districts allow dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

"C-2" Commercial districts 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.

Proposed Zoning: "MXD" To provide a concentrated mix of residential, retail, service, and office uses.

The proposed "MXD" for this project would allow commercial and multi-family uses.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the UTSA Regional Center and 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 Urban Mixed Use in the future land use component of the plan. The requested “MXD” 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 “R-6” Residential Single-Family District and “C-2” Commercial District are appropriate zonings for the property and surrounding area. The proposed “MXD” Mixed Use District is also an appropriate zoning. The surrounding area consists of “R-6” Residential Single-Family District, “C-1” Light Commercial District and “C-2” Commercial Districts. The proposed development is consistent with the variety of uses found along UTSA Boulevard. Additionally, the proposed rezoning would allow for a mixture of multi-family and commercial uses on the property.
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:

Relevant Goals, Recommendations and Strategies of the UTSA Area Regional Center Plan may include:

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.

Land Use Strategy 1.1 Encourage future rezoning and the application of incentives for a full range of housing types, from low density detached residences to higher density multi-family units with both for-purchase and rental options.

Land Use Recommendation #2: Encourage mixed-use development on and around the UTSA Campus, including retail and denser housing which serves students and residents in the area.

Housing Recommendation #1: Increase the diversity of housing options within the UTSA Regional Center to support a more diverse population

Housing Strategy 1.3 Identify opportunities for and prioritize the creation of housing units near transit routes and commercial/employment centers.

6. **Size of Tract:** The 3.309 acre site is of sufficient size to accommodate the proposed mixture of Commercial and Multi-Family development.
7. **Other Factors:** The subject property is located within the Camp Bullis Military Awareness Zone/Military Influence Area. 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.

The applicant is rezoning to "MXD" for Commercial/Multi-Family Development with a gross density of 70 units per acre for the proposed multi-family.