



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 2, 2021

**In Control:** Zoning Commission Meeting

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**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:** 26791 US Highway 281 North

**Legal Description:** Lot P-5E, Lot P-13, 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" General Commercial District.

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

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

**ISSUE:**

None.

**ALTERNATIVES:**

**Current Zoning:** “C-3” General Commercial 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:** “MF-33” Multi-Family District allow any uses permitted in MF-25 but with a maximum density of 33 units per acre.

**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 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 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" General Commercial District is an appropriate zoning for the property and surrounding area. The proposed "MF-33" Multi-Family is also appropriate. The location along Bulverde and the proposed density of 33 units per acres is ideal for this Secondary Arterial Street and provides alternate housing options for the 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:** The request does not appear to conflict with the public policy objectives of the North Sector Plan.

### **Relevant Goals and Policies of the Comprehensive Plan may include:**

**GCF Goal 1:** Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.

**GCF P14:** Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

**H Goal 2:** A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

**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.

6. **Size of Tract:** The 11.42-acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors** The applicant is proposing a multi-family development. At a density of 33-units per acre this would allow a maximum of 377 units.