



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 9

SUBJECT:
ZONING CASE Z-2021-10700274

SUMMARY:

Current Zoning: "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

Requested Zoning: "MF-33 GC-3 MLOD-1 MLR-2" Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 21, 2021

Case Manager: Richard Bautista-Vazquez, Planner

Property Owner: Bass Properties LP

Applicant: Bass Properties LP

Representative: Matthew Gilbert

Location: 26750 Bulverde Road

Legal Description: 12.617 acres out of CB 4864

Total Acreage: 12.617

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis JBSA

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 GC-3 MLOD-1 MLR-2" General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2.

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 "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 multi-family dwellings 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-25" Low Density Multi-Family District allows multi-family dwellings of 25 units 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" is also a consistent zoning for the area. The subject property is near US Highway 281 and the area around it is largely undeveloped.
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 subject site is located within the boundaries of the North Sector Plan.

The North Sector Plan designates the subject site as Regional Center, which accommodates the most intense commercial uses and should be located at the intersection of expressways and major arterials. The site is also within the Stone Oak Regional Center Plan, one of the 30 sub-area plans that are part of the SA Tomorrow Comprehensive Plan. The proposal to rezone from C-3 to MF-33 is consistent with the subject property's designation of Regional Center within the North Sector Plan, thus the requested rezone will not require an amendment to the site's current Regional Center designation. The subject project is immediately west of U.S. Highway 281 N and north of Bulverde Road. The proposed higher density residential use is compatible with the adjacent existing and to be developed land uses.

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

GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers and primary transit corridors to determine areas that could be converted to residential or mixed-use.

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.

6. **Size of Tract:** The 12.617-acre site is of sufficient size to accommodate the proposed residential development.
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.

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 plan amendment 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.

The applicant intends to develop Multi-Family Dwellings.