



City of San Antonio

Legislation Details (With Text)

File #: 17-1407

Type: Zoning Case

In control: Zoning Commission

On agenda: 2/7/2017

Title: ZONING CASE # Z2016040 ERZD (Council District 9): A request for a change in zoning from "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MF-33 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 10.673 acres of land out of NCB 18218, generally located in the 23000 Block of North U.S. Highway 281. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16010)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-040 Location Map, 2. Z2016040 ERZD SAWS Report

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2016040 ERZD
(Associated Plan Amendment 16010)

SUMMARY:

Current Zoning: "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

Requested Zoning: "MF-33 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 7, 2017. Postponed from the September 9, 2016 Zoning Commission.

Case Manager: Shepard Beamon, Senior Planner

Property Owner: S & A Management LLC, John W. Erwin, Jr.

Applicant: S & A Management, LLC (John Erwin)

Representative: Kaufman & Killen, Inc.

Location: 23000 Block of North U.S. Highway 281

Legal Description: 10.673 acres out of NCB 18218

Total Acreage: 10.673

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Camp Bullis

Property Details

Property History: The subject property was annexed into the City Limits on December 30, 1985 (Ordinance # 61608) and was originally zoned "Temporary R-1 ERZD" Single Family Residence Edwards Recharge Zone District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "R-6 ERZD" Residential Single Family Edward Recharge Zone District. On October 1, 2009, the subject property was rezoned to "C-3 ERZD" General Commercial Edwards Recharge Zone District and "C-2 ERZD" Commercial Edwards Recharge Zone District. (Ordinance # 2009-10-01-0804)

Topography: There is a 30 foot change in elevation, with a slope descending southward on the subject property.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6 ERZD, C-2 CD PUD ERZD, C-2 CD ERZD

Current Land Uses: Single Family Residences, Sam's Club, Drainage Retention Pond, Vacant

Direction: East

Current Base Zoning: R-6 PUD ERZD

Current Land Uses: Single Family Residences

Direction: South

Current Base Zoning: R-6 PUD ERZD, C-3R ERZD, C-2 ERZD

Current Land Uses: Vacant, Retail Center, Acrobatics/Gymnastics Center, Vacant

Direction: West

Current Base Zoning: R-6 ERZD

Current Land Uses: Access Road

Overlay and Special District Information:

All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD-1" 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.

All surrounding properties carry the "ERZD" Edwards Recharge Zone District. The "ERZD" does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of

San Antonio Code of Ordinances, the San Antonio Water System (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the “ERZD”.

Transportation

Thoroughfare: Freeway

Existing Character: Freeway

Proposed Changes: None known

Public Transit: There are no VIA bus routes located near the subject property.

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: DWELLING - MULTI-FAMILY - Minimum Vehicle Spaces: 1.5 per unit. Maximum Vehicle Spaces: 2 per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present “C-2” and “C-3” zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the North Sector Plan and is currently designated as Suburban Tier land use in the future land use component of the plan. The requested zoning “MF-33” is not permitted under the current land use designation. The applicant has requested an associated plan amendment to General Urban Tier. Staff recommends Approval. Planning Commission hearing date was continued to July 27, 2016.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing commercial zoning districts are appropriate for the subject property, however, the property currently sits vacant and the requested “MF-33” is also a suitable zoning. Under the current Suburban Tier and requested General Urban Tier land use designations, multi-family zonings are permitted.

4. Health, Safety and Welfare:

Staff has found no 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 objective. The zoning request fulfills the goals and strategies of the North Sector Plan, by integrating mixed use areas vertically as well as horizontally, allowing for differing uses within the same building, as well as within the same project area.

6. Size of Tract:

The subject property measures 10.673 acres tract is sufficient to accommodate the proposed multi-family development and parking requirements.

7. Other Factors:

SAWS identifies the subject property as a Category 1 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 50% on the site. Reference SAWS report dated December 18, 2015.