



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-1061

---

**Agenda Item Number:** Z-21.

**Agenda Date:** 1/28/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Zoning Case Z2015059 ERZD

**SUMMARY:**

**Current Zoning:** "PUD R-6 MLOD MSAO AHOD ERZD" Planned Unit Development Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay Edwards Recharge Zone District

**Requested Zoning:** "O-1 MLOD MSAO AHOD ERZD" Office Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay Edwards Recharge Zone District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 15, 2015

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** Rogers 1604 Commercial, Ltd. (by Lloyd A Denton, Jr., President of Bitterblue, Inc., General Partner)

**Applicant:** Rogers 1604 Commercial, Ltd. (by Lloyd A Denton, Jr., President of Bitterblue, Inc., General Partner)

**Representative:** Brown & Ortiz, P. C. (James McKnight)

**Location:** the 3000 to 4000 Block of westbound North Loop 1604 West at the northeast corner of Shavano Ranch & Loop 1604.

**Legal Description:** 3.630 acres out of NCB 16334

**Total Acreage:** 3.630

## **Notices Mailed**

**Owners of Property within 200 feet:** 2

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** North Sector Plan-40

**Applicable Agencies:** San Antonio Aviation Department, Camp Bullis, San Antonio Water System

## **Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1993 and was originally zoned "Temporary R-1" Single-Family Residential District. Upon approval of the 2001 Unified Development Code, the "Temporary R-1" zoning converted to the current "R-6" Residential Single-Family zoning. A 2009 zoning case placed a Camp Bullis Military Lighting Overlay District on the subject property. A 2010 zoning case placed a Camp Bullis Military Sound Attenuation Overlay District on the subject property. A 2012 zoning case rezoned the property to "PUD R-6 MLOD MSAO AHOD ERZD" Planned Unit Development Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay Edwards Recharge Zone District.

**Topography:** The subject property slopes slightly to the north with drainage flowing north and into and along the adjacent Salado Creek.

## **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** R-6

**Current Land Uses:** Vacant, Single-Family Residences

**Direction:** South

**Current Base Zoning:** C-2, Freeway

**Current Land Uses:** Vacant Commercial, Loop 1604

**Direction:** East

**Current Base Zoning:** C-2, R-6

**Current Land Uses:** Vacant Commercial, Single-Family Residences

**Direction:** West

**Current Base Zoning:** C-2

**Current Land Uses:** Vacant Commercial Land

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

All surrounding properties carry the "MLOD" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD" 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 "MSAO" Camp Bullis Military Sound Attenuation Overlay District, due to their proximity to Camp Bullis. The "MSAO" does not restrict permitted uses, but does enforce construction standards intended to lessen the impact of external noise from the nearby military installation. The "MSAO" regulations apply to new construction of habitable structures.

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:** Loop 1604

**Existing Character:** Freeway

**Proposed Changes:** None known

**Public Transit:** VIA bus route #97 travels and stops at Loop 1604 and Military Highway to the west of the 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:** Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to an office building. Therefore, accurate parking requirements for the subject property cannot be determined at this time, but will be determined at the time of building application submittal.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the zoning request will result in the subject property retaining the "PUD R-6" Planned Unit Development Residential Single-Family base zoning.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (7-0) recommend Approval.

**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 identified as Suburban Tier in the future land use component of the plan. The requested "O-1" Office District base zoning is consistent with the adopted land use designation.

**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. The property is adjacent to a freeway and is well-suited for office uses. A storm water management plan will be required and reviewed by Transportation & Capital Improvements at the building permitting phase to ensure protection of the floodplain and the Salado Creek drainage basin.

**3. Suitability as Presently Zoned:**

The requested “O-1” Office District base zoning is appropriate for the subject property and will not have any negative effects on the future development.

**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 request meets the goal of the North Sector Plan which encourages the location of buffers such as office developments between single-family residential development and freeways.

**6. Size of Tract:**

The subject property is approximately 3.630 acres in size, which should be able to reasonably accommodate the proposed development with adequate space for parking.

**7. Other Factors:**

San Antonio Water Systems (SAWS) staff recommends approval of the proposed zoning request. Should the City Council rezone the property, SAWS recommends that the impervious cover shall not exceed 39% for the entire 1,780 acres Rogers Ranch project of which this property is a part. In addition, the applicant must adhere to all provisions set forth in a Settlement Agreement, approved on October 29, 2015, between all of the property owners of the larger Rogers Ranch development plan and the City of San Antonio.