



City of San Antonio

Agenda Memorandum

File Number: 16-5992

Agenda Item Number: 2.

Agenda Date: 12/6/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2016277 ERZD
(Associated Plan Amendment 16086)

SUMMARY:

Current Zoning: "QD CD S MSAO-1 MLOD-1 AHOD ERZD" Quarry Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for Blasting, "C-2 MSAO-1 MLOD-1 AHOD ERZD" Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District, "PUD R-6 MSAO-1 MLOD-1 AHOD ERZD" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District

Requested Zoning: "MXD MSAO-1 MLOD-1 AHOD ERZD" Mixed Use Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 06, 2016

Case Manager: Logan Sparrow, Principal Planner

Property Owner: Bitterblue/Rogers Water Interests LTD, Rogers 1604 Commercial LTD, Shavano Rogers Ranch North No. 3 LTD, and Salado Creek Conservation Association, LTD (c/o Lloyd A. Denton)

Applicant: Lloyd A. Denton

Representative: Brown & Ortiz, P.C.

Location: Generally located north of Loop 1604, East of NW Military Highway, and South of Camp Bullis.

Legal Description: 50.523 acres out of NCB 17701 and NCB 16334 and 439.364 acres out of NCB 17701

Total Acreage: 489.887

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis, SAWS

Property Details

Property History: The subject property was annexed on December 31, 1996. The property was previously used as a quarry and was zoned for that use following the adoption of Ordinance 93853, dated April 26, 2001.

Topography: The subject property was used as a quarry. A large portion of the subject property is located within the quarry, significantly below the ridge. A tributary of the Salado Creek runs through the center and the far north of the quarry and accounts for a small portion of the property being included in the 100 year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: OCL

Current Land Uses: Camp Bullis

Direction: East

Current Base Zoning: R-6 ERZD

Current Land Uses: Single-Family Dwellings

Direction: South

Current Base Zoning: R-6, C-2

Current Land Uses: Single-Family Dwellings, Private School

Direction: West

Current Base Zoning: QD S ERZD

Current Land Uses: Quarry

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 "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".

All surrounding properties carry the "MLOD-1" Camp Bullis 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 “MSAO-1” Camp Bullis Military Sound Attenuation Overlay District, due to their proximity to Camp Bullis. The “MSAO-1” does not restrict permitted uses, but does require additional construction methods intended to reduce noise levels in sensitive areas.

Transportation

Thoroughfare: Northwest Military Highway

Existing Character: Primary Arterial Type A

Proposed Changes: None known

Thoroughfare: Loop 1604

Existing Character: Expressway

Proposed Changes: None known

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

Traffic Impact: A Traffic Impact Analysis (TIA) is required. A Traffic Engineer must be present at the Zoning Commission hearing. The applicant will be deferring the TIA until the platting phase.

Parking Information: The proposed development includes single-family dwellings, multi-family dwellings, and some commercial uses. Parking requirements are calculated on the use:

- Single-Family Residential - Minimum of 1 parking space per dwelling, no maximum
- Multi-Family Residential - Minimum of 1.5 parking spaces per unit, maximum of 2 parking spaces per unit
- Commercial parking is calculated on the specific commercial use

ISSUE:

None

ALTERNATIVES:

Denial of the requested zoning would result in the property retaining the current zoning.

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 property is located in the North Sector Plan and is currently designated for Specialized Center and Suburban Tier land uses. The proposed “MXD” base zoning district is not consistent with the current future land use plan. The applicants have submitted a request to amend the future land use plan from “Specialized Center” and “Suburban Tier” to “Mixed Use Center”. The proposed development is consistent with adjacent development, especially with the single-family residential neighborhoods to the east and the commercial uses to the south. The applicant has agreed to setbacks and buffers with Camp Bullis, located to the north, to lessen the impact of the development on the military installation.

2. Adverse Impacts on Neighboring Lands:

The largest potential impact on neighboring lands was the proposed developments impact on Camp Bullis. The applicant has met with Camp Bullis and arrived on setback and bufferyard standards to mitigate the impact of the proposed development. Additionally, the entire subject area is subject to the “MLOD-1” and “MSAO-1” overlay districts.

Staff finds no evidence of likely adverse impact on the single-family neighborhoods to the east, or to the commercial properties to the south of the subject property.

3. Suitability as Presently Zoned:

As the Quarry is no longer in use the existing “QD” base zoning district is no longer appropriate for the subject property.

4. Health, Safety and Welfare:

Staff has found no negative impacts on the public health, safety, or welfare in relation to this rezoning request.

5. Public Policy:

The request is consistent with several goals and objectives identified in the North Sector Plan including:

1. Goal LU 1.5: “Promote flexibility and innovation in residential, business, and recreational land uses through planned unit developments, conservation subdivisions, specific plans, mixed use projects, and other innovative development and land use planning techniques”.

6. Size of Tract:

The subject property totals 489.887 acres and is sufficient size for the proposed development.

7. Other Factors:

SAWS has recommended several general and site specific recommendations however there is no impervious cover limitation.

The subject property is located within the Camp Bullis Notification Area. In accordance with the signed Memorandum of Understanding between Joint Base San Antonio (JBSA) and the City of San Antonio, the Military was notified of the request.