



City of San Antonio

Agenda Memorandum

File Number: 13-1028

Agenda Item Number: Z-14.

Agenda Date: 12/5/2013

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:

Zoning Case Z2013218

SUMMARY:

Current Zoning: "R-20 GC-1 MSAO-1 MLOD-1" Residential Single-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "R-20 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "R-6 GC-1 MSAO-1 MLOD-1" Residential Single-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

Requested Zoning: "MF-25 GC-1 MSAO-1 MLOD-1" Low Density Multi-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "MF-25 MSAO-1 MLOD-1" Low Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 03, 2013

Case Manager: Osniel Leon, Planner

Property Owner: David Romo, Jr.; George K. Covert, Trustee for Dan Covert; and Carlo & Vera Salvatore

Applicant: StoneHawk Capital Partners, LLC (by Brian Woidneck, Managing Member)

Representative: Brown & Ortiz, P.C. (Daniel Ortiz)

Location: 6975 Heuermann Road, 6970 and 7080 Oak Drive

Legal Description: 12.203 acres out of NCB 35733

Total Acreage: 12.203

Notices Mailed

Owners of Property within 200 feet: 17

Neighborhood Associations: Friends of Friedrich Wilderness Park (within 200 feet)

Planning Team Members: 41 - North Sector Plan

Applicable Agencies: Camp Bullis Military Installation

Property Details

Property History: The subject property was annexed in 1998 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1999 large-area case, a portion of the subject property was rezoned to “R-8” Large Lot Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Single-Family Residence District and “R-20” Residential Single-Family District, respectively. The property is undeveloped and is not platted in its current configuration.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “C-2 CD”, “R-20” and “O-1”

Current Land Uses: Auto dealership (under construction), single-family residences and undeveloped land

Direction: West

Current Base Zoning: “R-20”, “L S”

Current Land Uses: Single-family residence, construction contractor facility and undeveloped land

Direction: South

Current Base Zoning: “R-20”, “R-6” and “C-2”

Current Land Uses: Single-family residences

Direction: East

Current Base Zoning: “C-2” and “R-20”

Current Land Uses: Parking lot and single-family residences

Overlay and Special District Information: All surrounding properties carry the "MLOD-1" Camp Bullis Military Lighting Overlay District and “MSAO-1” Camp Bullis Military Sound Attenuation 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. The "MSAO-1" 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-1” regulations apply to new construction of habitable structures.

The Hill Country Gateway Corridor District (“GC-1”) provides site development standards for properties within 1,000 feet of Interstate 10 between UTSA Blvd and the northern City Limits. 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.

Transportation

Thoroughfare: Heuermann Road and Oak Road

Existing Character: Local streets; one way in each direction with no sidewalks

Proposed Changes: None known

Thoroughfare: Interstate Highway 10 West

Existing Character: Freeway 250'-500'; two lanes in one direction

Proposed Changes: None known

Public Transit: There are no VIA bus lines in the vicinity of the subject property.

Traffic Impact: A Traffic Impact Analysis is required, but may be deferred to the platting stage of the project. A traffic engineer with knowledge of the project must be present at the Zoning Commission meeting.

Parking Information: Off-street vehicle parking requirements for multi-family residential uses are determined by the number of dwelling units.

Multi-Family Dwellings - Minimum Parking Requirement: 1.5 per unit. Maximum Parking Requirement: 2 per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the existing residential zoning designation.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff recommends approval pending the plan amendment. Zoning Commission recommendation pending the December 3, 2013 public hearing.

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

1. Consistency:

The property is located within the North Sector Plan and is currently designated as Suburban Tier in the Future Land Use Section. The zoning request is not consistent with the Future Land Use designation. A master plan amendment has been submitted, requesting to change the land use designation to General Urban Tier. Staff and Planning Commission recommend approval of the plan amendment request.

General Urban Tier residential uses are typically medium to high density, including apartments, quadplexes, triplexes, duplexes, and townhomes.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property's location in a compact area bound by an arterial thoroughfare to the west and an

expressway to the east makes the area appropriate for more intense residential development.

3. Suitability as Presently Zoned:

The existing “R-6” and “R-20” base zoning districts may not be entirely appropriate for the subject property area. Although the area includes a number of large-lot residences, it is located between an arterial thoroughfare (Milsa Drive) and an expressway (IH-10), with substantial amounts of intense commercial zoning. The area is transitioning away from previous rural uses to more intense urban development. The requested “MF-25” is appropriate for the subject property. The property is located in an area that has seen rather extensive development, while the subject property has remained largely undeveloped.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare.

5. Public Policy:

Should the plan amendment request be approved, the request does not appear to conflict with any public policy objective. The subject property is located within the boundaries of the Military Lighting Overlay District, which is a five-mile area surrounding Camp Bullis and located only within the City of San Antonio municipal boundaries. Any new development within the five mile area surrounding Camp Bullis must comply with the lighting standards established within this zoning overlay district.

6. Size of Tract:

The subject property is 12.203 acres in size, which reasonably accommodates the “MF-25” zoning designation and the parking requirements.

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 between Fort Sam Houston and the City of San Antonio, zoning staff provided the Military with a copy of the rezoning request for review and comment. No comments have been received.