



City of San Antonio

Agenda Memorandum

File Number: 13-1140

Agenda Item Number: 3.

Agenda Date: 12/19/2013

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 9

SUBJECT:

Zoning Case Z2013210 S ERZD

SUMMARY:

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

Requested Zoning: "C-3 S ERZD MLOD-1" General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Transit Park and Ride

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 19, 2013

Case Manager: Pedro Vega, Planner

Property Owner: VIA Metropolitan Transit (by Brian D. Buchanan, Chief Development Office)

Applicant: VIA Metropolitan Transit (by Brian D. Buchanan, Chief Development Office)

Representative: VIA Metropolitan Transit (Jeff Tronde, Manager of Engineering or Scott Bishop, Project Manager, III)

Location: 20914 and 20930 Stone Oak Parkway, and 22021, 22061, 22111 and 22151 North US Highway 281

Legal Description: Lots 1, 2, 3, 4, 5 and 6, Block 25, NCB 19219 save and except that portion conveyed to the State of Texas in Volume 11133, Page 1477, Deed Records, Bexar County, Texas

Total Acreage: 6.565

Notices Mailed

Owners of Property within 200 feet: 21

Neighborhood Associations: None

Planning Team Members: 41-North Sector Plan

Applicable Agencies: The San Antonio Water System and The Camp Bullis Military Training Site

Property Details

Property History: The subject property was annexed in December of 1977 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1998 case, the site was rezoned to “B-3” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-3” General Commercial District. The subject property consists of portions of six platted lots, but is not platted in its current configuration. The site is undeveloped.

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

Adjacent Zoning and Land Uses

Direction: All

Current Base Zoning: “C-3”

Current Land Uses: Vacant Land, Clear Channel, Shopping Center

Overlay and Special District Information: 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” Military Lighting Overlay District, due to their proximity to Camp Bullis. The “MLOD” regulates outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Transportation

Thoroughfare: Stone Oak Parkway

Existing Character: Secondary Arterial Type A Street; 2 lanes in each direction with a center median

Proposed Changes: None known

Thoroughfare: North US Highway 281

Existing Character: Primary Arterial Type A Street; 3 lanes in each direction with a center median

Proposed Changes: None known

Public Transit: There are no public transit stops in the immediate vicinity of the subject property. The rezoning request is meant to allow a VIA Transit Park and Ride facility.

Traffic Impact: A Traffic Impact Analysis is required. A traffic engineer with knowledge of the project must be present at the zoning commission meeting.

Parking Information: The UDC does not list parking requirements for publically operated transit facilities. The requisite Specific Use Authorization site plan shows 398 parking spaces, including both surface and structured parking areas.

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the existing commercial designation, prohibiting the proposed Specific Use Authorization for a Transit Park and Ride.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (10-0) 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 Regional Center in the Future Land Use component of the Plan. The “C-3” base zoning district is consistent with the adopted land use designation.

The Regional Center designation accommodates the most intense commercial uses and should be located at the intersection of expressways and major arterial thoroughfares.

2. Adverse Impacts on Neighboring Lands:

The proposed zoning request and development will not have any adverse impact on the neighboring lands. The property is surrounded by “C-3” zoning.

3. Suitability as Presently Zoned:

The existing “C-3” General Commercial District is appropriate for the area. The zoning request does not include a change to the base zoning district and commercial uses will continue to be permitted on the property.

The uses permitted in “C-3” are typically characterized as regional shopping centers, power centers that serve a regional customer base.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare. The proposed transit center will ensure sufficient future public transit service to the surrounding areas.

5. Public Policy:

The request is consistent with the future land use component of the North Sector Plan, which is a component of the City’s Master Plan. Goal-Tran-3: While transit currently serves mainly the southern quadrants of the North Sector, current planning focuses on extending transit improvements to include new park and ride facilities, and opportunities for high occupancy corridors to provide another choice for commuters. The provision of enhanced buses, bus rapid transit (BRT) and internal circulator service to significant originations and destinations within the North Sector will also assist mobility in the area.

6. Size of Tract:

The 6.565-acre site appears to be of sufficient size to accommodate the proposed development, as shown on the Specific Use Authorization site plan.

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, the Military did not review the rezoning request because the subject property is less than 10 acres in size and does not directly abut Camp Bullis.

The “ERZD” Edwards Recharge Zone overlay district does not permit a Transit Park and Ride by-right; rather such use may be authorized through the issuance of a Specific Use Authorization by City Council. Specific Use Authorizations are meant to allow those uses which are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design, and configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district.