



City of San Antonio

Agenda Memorandum

File Number: 13-1248

Agenda Item Number: Z-15.

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 Z2014029 S ERZD

SUMMARY:

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

Requested Zoning: "C-2 S ERZD MLOD-1" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facilities

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 17, 2013

Case Manager: Osniel Leon, Planner

Property Owner: RW Land Company (by Charles Parrish, Executive Vice President)

Applicant: Guggenheim Retail Real Estate Partners, Inc. (by Kurt Overmyer, Director of Development)

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

Location: 18918 Ridgewood Parkway

Legal Description: Lot 19, Block 5, NCB 15671

Total Acreage: 3.548

Notices Mailed

Owners of Property within 200 feet: 7

Neighborhood Associations: None (within 200 feet)

Planning Team Members: North Sector Plan (41)
Applicable Agencies: The San Antonio Water System

Property Details

Property History: The subject property was annexed in 1985 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 2000 City-initiated large-area case, the property was rezoned to “B-2” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-2” General Commercial District. The property is platted and currently undeveloped.

Topography: The subject property slopes to the south, toward Mud Creek, but is not located within a flood plain.

Adjacent Zoning and Land Uses

Direction: All
Current Base Zoning: “C-2”
Current Land Uses: Undeveloped land, offices

Direction: Southeast
Current Base Zoning: “C-3”
Current Land Uses: Undeveloped land

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: Ridgewood Parkway
Existing Character: Local Street; one lane in each direction with a center turn lane and one sidewalk
Proposed Changes: None known

Public Transit: There are no public transit lines in the vicinity.

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: The UDC does not list parking requirements specifically for reception halls. The closest listing similar to a reception hall would either be Dance Hall (Minimum: 1 per 2 seats; Maximum: 1 per 1.5 seats) or Clubhouse - Private including Lodges and Meeting Halls (Minimum: 1 per 3 persons; Maximum: N/A).

The requisite Specific Use Authorization site plan shows a 10,300 square foot structure with 112 parking spaces.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current commercial zoning; restricting future land uses to those permissible in a C-2 zoning district.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff recommends approval. Zoning Commission recommendation pending the December 17, 2013 public hearing.

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-2” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds the requested Specific Use Authorization to be appropriate as the subject property will maintain the current “C-2” district that is consistent with the North Sector Plan. The subject property is surrounded by commercial zoning. Although many of the surrounding properties are undeveloped, the proposed reception hall/meeting facility will compliment the near-by large office complex and the existing pattern of development along US Highway 281, Redland Road and Loop 1604.

3. Suitability as Presently Zoned:

The existing zoning is suitable for the subject property. The “C-2” district accommodates commercial and retail uses that are more intensive in character than neighborhood or light commercial uses, and which generate a greater volume of vehicular or truck traffic.

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations.

4. Health, Safety and Welfare:

Staff has found no evidence of likely adverse impacts on the health, safety, and welfare in relation to this zoning change request, provided the SAWS recommendations are adhered to.

5. Public Policy:

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.

The request does not appear to conflict with any public policy objective. 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.

6. Size of Tract:

The subject property is 3.548 acres in size, which should be able to accommodate the proposed commercial development with adequate space for parking.

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.

SAWS Summary:

The property is classified as a Category 1 property.

No sensitive geologic features were observed on the site.

The impervious cover shall not exceed 65% for the entire site.

SAWS staff recommends approval.