



City of San Antonio

Agenda Memorandum

File Number: 18-6369

Agenda Item Number: Z-18.

Agenda Date: 3/21/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2018276 ERZD

SUMMARY:

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

Requested Zoning: "MF-33 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 6, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: M2G Stone Oak, Ltd.

Applicant: M2G Stone Oak, Ltd.

Representative: Patrick W. Christensen

Location: Located in the 21000 block of North US Highway 281

Legal Description: 17.989 acres out of NCB 19219

Total Acreage: 17.989

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis Air Force Base, San Antonio Water System, and Texas Department of Transportation

Property Details

Property History: The subject property was rezoned from Temporary “R-1” ERZD Single Family Residence Edwards Recharge Zoned District to “B-3” ERZD Business Edwards Recharge Zoned District. The current “C-3” General Commercial District converted from the previous “B-3” upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

Topography: The subject property is not located within the 100 year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3” and “C-3 S”

Current Land Uses: iHeartMedia Radio and VIA Stone Oak Park & Ride

Direction: East

Current Base Zoning: “C-3”

Current Land Uses: Vacant

Direction: South

Current Base Zoning: “C-3”

Current Land Uses: Retail Center and Restaurant

Direction: West

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

Current Land Uses: Vacant and Single-Family Residences

Overlay and Special District Information:

"ERZD"

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”.

"MLOD-1"

All surrounding properties carry the "MLOD-1" 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.

Transportation

Thoroughfare: US HWY 281

Existing Character: Freeway

Proposed Changes: None known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes served: 7 and 503

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required. The traffic generate by the proposed development does not exceed the threshold requirements.

Parking Information: Multi-family zoning requires a minimum of 1.5 parking spaces per unit and has a maximum of two (2) parking spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "C-3". "C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Stone Oak Regional Center and Half a Mile of a Premium Transit Corridor

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) 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 currently designated as "Regional Center" in the land use component of the plan. The requested "MF-33" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding uses. The subject property is just off of US Highway 281 and is surrounded by commercial zoning. The requested "MF-33" zoning will provide a mixed of uses and stimulate a transit-oriented development pattern due to the proximity to the VIA Stone Oak Park & Ride.

3. Suitability as Presently Zoned:

The existing "C-3" base zoning district is appropriate for the surrounding area.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The request for "MF-33" zoning permits multi-family housing is at an appropriate density that would be useful for the surrounding area.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the North Sector Plan.

North Sector Plan Relevant Goals and Objectives:

- Goal HOU-1: Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.
- Goal HOU-2: High density housing is developed near post-secondary education facilities, principal and arterial transportation routes, and major employment areas

6. Size of Tract:

The subject property is 17.989 acres, which would adequately support a multi-family development.

7. Other Factors:

None.