



City of San Antonio

Agenda Memorandum

File Number: 14-2872

Agenda Item Number: Z-23.

Agenda Date: 12/4/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 9

SUBJECT:

Zoning Case Z2014217 ERZD

SUMMARY:

Current Zoning: "C-3 S ERZD MLOD" General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Hospital

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 4, 2014

Case Manager: Trenton Robertson, Planner

Property Owner: M2G Ventana, Ltd.

Applicant: Oden Hughes, LLC

Representative: P. W. Christensen, PC (Patrick Christensen)

Location: A portion of the 18900 and 19000 Blocks of Hardy Oaks Boulevard

Legal Description: 17.754 acres out of NCB 19221 and NCB 15669

Total Acreage: 17.754

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Plan-39
Applicable Agencies: Camp Bullis and SAWS

Property Details

Property History: The subject property was annexed in 1984 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1985 case, the property was rezoned to “B-3” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-3" General Commercial District. In a 2007 case, the property was rezoned to “C-3 S” General Commercial District with a Specific Use Authorization for a Hospital. The property is not platted and is currently undeveloped.

Topography: A portion of the property lies within the 100-year floodplain, along the eastern portion. There are no other abnormal physical features.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “QD” and “NP-10”

Current Land Uses: Single-Family Residences, Quarry and Vacant

Direction: South, East and West

Current Base Zoning: “C-3”, “NP-10” and “QD”

Current Land Uses: Vacant and Quarry

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-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: Hardy Oak Boulevard

Existing Character: Secondary Arterial Type A 86’; two lanes in each direction with partial sidewalks

Proposed Changes: None known

Public Transit: VIA bus line 648 operates along East Sonterra Boulevard access road, south of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. A traffic engineer must be present at the Zoning Commission Meeting.

Parking Information: The on-site vehicle parking requirements for residential uses are determined by the number of dwelling units.

Multi-Family Dwellings

Minimum requirement: 1.5 per unit

Maximum allowance: 2 per unit

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the current General Commercial zoning; the subject property would not be able to be developed as an apartment complex, but rather be developed for more intense commercial purposes.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (8-1) recommend approval.

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 Regional Center in the future 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:

The subject property is located over the Edwards Aquifer Recharge Zone. SAWS staff has identified a potential environmental concern related to the portion of the property that lies within the 100-year floodplain, along the eastern portion, where recharge may occur. SAWS staff recommends that a floodplain buffer be provided to help mitigate environmental concerns.

3. Suitability as Presently Zoned:

The current "C-3 S" zoning district is not appropriate for the subject property. Current planning practices encourage less intense uses to be located between single-family residential and General Commercial uses. The "MF-33" zoning district will create a buffer between the intense commercial uses to the east and south and the single-family residential neighborhood to the north.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is 17.754 of an acre in size, which should be able to reasonably accommodate the proposed multi-family dwelling complex.

7. Other Factors:

SAWS Summary:

The property is classified as a Category 2 property.

A portion of the eastern portion of the property lies within the 100-year flood plain.

SAWS staff recommends a maximum impervious cover limits of 50% for the 17.754 acre area.

SAWS staff recommends approval.

There are a number of conditions detailed in the attached SAWS report.

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 request because the property is less than 10 acres in size and does not directly abut the installation.