



City of San Antonio

Agenda Memorandum

File Number: 15-4042

Agenda Item Number: Z-14.

Agenda Date: 8/20/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2015204

(Associated Plan Amendment 15053)

SUMMARY:

Current Zoning: "PUD C-2 GC-1 MLOD" Planned Unit Development Commercial Hill County Gateway Corridor Military Lighting Overlay Airport Hazard Overlay District

Requested Zoning: "PUD MF-33 GC-1 MLOD" Planned Unit Development Multi-Family Hill County Gateway Corridor Military Lighting Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 7, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Fair Prospects, L.P.

Applicant: Brown and Ortiz, L.P.

Representative: Brown and Ortiz, L.P.

Location: 7900 Block of Calle Rialto

Legal Description: Portions of Lots 9, 10, 11, and 901, Block 3, NCB 16390

Total Acreage: 0.658

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: N/A

Planning Team: North Sector Planning Team - 39

Applicable Agencies: Camp Bullis

Property Details

Property History: The subject property was annexed in November 25, 2001 (Ordinance # 94499) and after the annexation the property was zoned “PUD RM-4 GC-1”. In May 2006 the property was zoned as “PUD MF 25 C-3 GC-1”, and then in 2009 the property was rezoned as “PUD C-3 GC-1” and “PUD MF-33 GC-1” (Ordinance # 200904160308). The property was then zoned as “PUD C-2 GC-1” in June 16, 2011 (Ordinance # 201106160516).

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

Adjacent Base Zoning and Land Uses

Direction: North, East

Current Base Zoning: PUD C-3 GC-1, UZROW

Current Land Uses: Shopping Mall, public right-of-way.

Direction: West, South

Current Base Zoning: PUD C-2 GC-1, PUD C-3 GC-1, PUD MF-33 GC-1

Current Land Uses: Vacant lots

Overlay and Special District Information: 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: Calle Rialto

Existing Character: Local

Proposed Changes: None known

Thoroughfare: Highway Interstate Ten

Existing Character: Freeway 250' - 500'

Proposed Changes: None known

Public Transit: None.

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: Dwelling - Multi-Family (40 Units): 1.5 per unit. Maximum Parking Requirement: 2 per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the “PUD C-2 GC-1” Planned Unit Development Commercial Gateway Corridor District.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend Approval, pending Plan Amendment.

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 designated as Suburban Tier. The requested “PUD MF-33” base zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to General Urban Tier. Staff and the Planning Commission recommended approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The proposed “PUD MF-33 GC-1” zoning district would be appropriate for the subject property. The existing “property is adjacent to a “PUD MF-33 GC-1” zoning district. The applicant requests this zoning change in order to develop the property as an apartment complex. The property is currently vacant, surrounded by IH-10 and commercial land uses.

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 0.658 acres in size, and adjacent to a larger MF-33 district, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.