



# City of San Antonio

## Legislation Details (With Text)

**File #:** 14-1422

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 6/19/2014

**Title:** ZONING CASE # Z2014057 (District 8): An Ordinance amending the Zoning District Boundary from "C-2 UC-1 GC-1 MSAO-1 MLOD-1" Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "C-2 GC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "C-2 MSAO-1 MLOD-1" Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "MF-25 UC-1 GC-1 MSAO-1 MLOD-1" Low Density Multi-Family IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "MF-25 GC-1 MSAO-1 MLOD-1" Low Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "MF-25 MSAO-1 MLOD-1" Low Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 20.552 acres out of Lot 2, Block 3, NCB 18333 located on a portion of the 6800 Block of Heuermann Road. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case 14021) (Continued from June 5, 2014)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2014-057, 2. Z2014057, 3. Ordinance 2014-06-19-0499

Date	Ver.	Action By	Action	Result
6/19/2014	1	City Council A Session	Motion to Approve	Pass

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 8

**SUBJECT:**

Zoning Case Z2014057

**SUMMARY:**

**Current Zoning:** "C-2 UC-1 GC-1 MSAO-1 MLOD-1" Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "C-2 GC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "C-2 MSAO-1 MLOD-1" Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

**Requested Zoning:** "MF-25 UC-1 GC-1 MSAO-1 MLOD-1" Low Density Multi-Family IH-10/FM 1604

Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "MF-25 GC-1 MSAO-1 MLOD-1" Low Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "MF-25 MSAO-1 MLOD-1" Low Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 4, 2014

**Case Manager:** Brenda V. Martinez, Planner

**Property Owner:** Brass Heuermann 10, L.P. (by J. Rick Rodriguez, Manager, Brass H10 Management LLC, General Partner)

**Applicant:** South Bay Partners, Ltd. (by Adam Arnold, Manager)

**Representative:** Brown & Ortiz, P.C. c/o James Griffin

**Location:** A portion of the 6800 Block of Heuermann Road

**Legal Description:** 20.552 acres out of Lot 2, Block 3, NCB 18333

**Total Acreage:** 20.552

**Notices Mailed**

**Owners of Property within 200 feet:** 14

**Registered Neighborhood Associations within 200 feet:** Friends of Friedrich Wilderness Park

**Planning Team:** 41 (North Sector Plan)

**Applicable Agencies:** Camp Bullis Military Training Site

**Property Details**

**Property History:** The subject property was annexed in 1998 and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1999 large-area case, the subject property was rezoned to "R-8" Large Lot Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-20" Residential Single-Family District. In a 2005 rezoning case, the subject property was rezoned to "MF-25" Low Density Multi-Family District. In a 2007 rezoning case, the property was rezoned to the current "C-2" Commercial District. The subject property is a portion of a platted lot and includes a single-family residential structure that was built in 1966.

**Topography:** The property does not include any abnormal physical features such as inclusion in a floodplain. However, the site slopes slightly to the southwest.

**Adjacent Base Zoning and Land Uses**

**Direction:** North and East

**Current Base Zoning:** "MF-25" and "C-2"

**Current Land Uses:** Single-Family Residence, Office Buildings and Vacant Land

**Direction:** South

**Current Base Zoning:** "C-3" and "MF-25"

**Current Land Uses:** Office Buildings, Vacant Land and Apartments

**Direction:** West

**Current Base Zoning:** “R-6”

**Current Land Uses:** Vacant Land

**Overlay and Special District Information:** All surrounding properties carry the "MLOD-1" Camp Bullis Military Lighting Overlay District and “MSAO-1” Camp Bullis Military Sound Attenuation 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. The "MSAO-1" does not restrict permitted uses, but does enforce construction standards intended to lessen the impact of external noise from the nearby military installation. The “MSAO-1” regulations apply to new construction of habitable structures.

A portion of the subject property is located within the Hill Country Gateway Corridor District (“GC-1”) which provides site development standards for properties within 1,000 feet of Interstate 10 between UTSA Blvd and the northern City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

A portion of the property is located in the “UC-1” IH-10/FM 1604 Urban Corridor Overlay District. Properties within 500 feet of the IH 10 right-of-way carry the “UC-1” IH-10/FM 1604 Urban Corridor District. The IH-10/FM 1604 Urban Corridor regulates setbacks, screening and signage.

### **Transportation**

**Thoroughfare:** Heuermann Road

**Existing Character:** Local streets; one lane in each direction with no sidewalks or curbs

**Proposed Changes:** None known

**Thoroughfare:** IH 10 West

**Existing Character:** Freeway; two lanes in each direction with two-lane one-way access roads

**Proposed Changes:** None known

**Public Transit:** There are no VIA bus lines in the vicinity of the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements. Turn lane analysis will be reviewed at the building permit phase.

**Parking Information:** Off-street vehicle parking requirements are typically determined by the type of use and building size. The rezoning application refers to a proposed senior assisted living facility, an independent senior living building as well as senior living villas.

Assisted Living, Boarding Home or Community Home with 7 or more residents - Minimum Parking Requirement: 0.3 of a space per resident, plus 1 space for each employee. Maximum Parking Requirement: 1 space per resident, plus 1 space for each employee.

Off-street vehicle parking requirements for multi-family residential uses are determined by the number of dwelling units.

Multi-Family Dwellings - Minimum Parking Requirement: 1.5 spaces per unit. Maximum Parking Requirement: 2 spaces per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the zoning request will result in the subject property retaining the existing commercial zoning designation.

**FISCAL IMPACT:**

None. The applicant has paid the required zoning fees.

**RECOMMENDATION:**

Staff and Zoning Commission (8-0) recommend approval pending the plan amendment

**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 Rural Estate Tier in the future land use component of the plan. The zoning request is not consistent with the future land use designation. A master plan amendment has been submitted, requesting to change the land use designation to General Urban Tier. Staff and Planning Commission recommend approval of the plan amendment request.

Residential uses in the General Urban Tier are typically medium to high density, including apartments, quadplexes, triplexes, duplexes, and townhomes.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property's location in a compact area bound by an arterial thoroughfare to the west and an expressway to the east makes the area appropriate for more intense residential development.

**3. Suitability as Presently Zoned:**

The existing "C-2" zoning district is not consistent with the adopted future land use designation.

The "C-2" district accommodates commercial and retail uses that are more intensive in character than neighborhood or light commercial, and which generate a greater volume of vehicular or truck traffic. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

The property is located between an arterial thoroughfare (Milsa Drive) and an expressway (IH-10), with substantial amounts of intense commercial zoning. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the area.

**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 subject property is located within the boundaries of the Camp Bullis 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 property is also located within the Camp Bullis Military Sound Attenuation Overlay District, which will require noise mitigation built into the proposed development to minimize the effect of sound from the Camp Bullis training site.

**6. Size of Tract:**

The subject property is 20.552 acres in size, which reasonably accommodates the uses permitted in “MF-25” and the required parking. Should the zoning request be approved, the property may accommodate a maximum of 513 dwelling units; however, the zoning application refers to 435 proposed units.

**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, zoning staff provided the Military with a copy of the rezoning request for review and comment. No comments have been received.