



City of San Antonio

Legislation Details (With Text)

File #: 15-1675
Type: Zoning Case
In control: Zoning Commission
On agenda: 3/3/2015
Title: ZONING CASE NUMBER Z2014208 ERZD (Council District 9): A request for a change in zoning from "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MF-33 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 13.773 acre tract of land out of Block 27, NCB 17600. 21938 and 21802 Encino Commons. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2014208 ERZD_SAWS Report, 2. Z2014-208_Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 9

SUBJECT:
Zoning Case Z2014208 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: March 3, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Common Development Group 06, Ltd. (by Aubra Franklin, Director, Common Development Corporation, General Partner)

Applicant: Common Development Group 06, Ltd. (by Aubra Franklin, Director, Common Development Corporation, General Partner)

Representative: Brown & Ortiz, P.C.

Location: 21938 and 21802 Encino Commons

Legal Description: A 13.773 acre tract of land out of Block 27, NCB 17600

Total Acreage: 13.773

Notices Mailed

Owners of Property within 200 feet: 42

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Planning Team-40

Applicable Agencies: San Antonio Water System, Camp Bullis

Property Details

Property History: The subject property was annexed by the City of San Antonio in 1985 and was originally zoned as "Temporary R-1". A 1998 zoning case changed the zoning to "B-3 ERZD" Business Edwards Recharge Zone District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District.

Topography: The property has a slight slope and an abundance of grasses and does not include any abnormal physical features such as inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3 ERZD"

Current Land Uses: Vacant

Direction: East

Current Base Zoning: "R6-PUD ERZD"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "C-2 ERZD"

Current Land Uses: Apartments

Direction: West

Current Base Zoning: "C-3 ERZD"

Current Land Uses: Restaurant, Retail Center and Storage Units

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: Encino Commons

Existing Character: Local road; one lane in each direction, with partial sidewalks

Proposed Changes: None known

Thoroughfare: US Interstate Highway 281 North

Existing Character: Interstate Highway

Proposed Changes: None known

Public Transit: There are no VIA bus routes near 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: Multi-Family Dwellings - Minimum Parking Requirement: 1.5 spaces per unit.
Maximum Parking Allowance: 2 spaces per unit.

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-3 MLOD-1 ERZD" zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: 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 future land use plan. The requested "MF-33" Multi-Family District is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties. Staff finds the proposed use to be appropriate as the property is surrounded by other properties of similar use and/or zoning district with access to US Interstate Highway 281 North and Encino Road.

3. Suitability as Presently Zoned:

The existing "C-3 MLOD-1 ERZD" zoning district is consistent with the adopted land use designation. The

Regional Center land use designation is characterized as a power center which includes a mix of multi-family residential uses and big box retail stores.

The proposed request is also consistent with the Regional Center land use designation and there is currently an existing nursing residential facility on a portion of the property. 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 evidence of likely adverse impacts on the health, safety, and welfare of the surrounding community provided all SAWS recommendations are adhered to, including that impervious cover shall not exceed 60% on the site.

5. Public Policy:

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

6. Size of Tract:

The subject property measures 13.773 acres. Should the requested rezoning be approved, the subject property could accommodate a multi-family development with up to approximately 454 dwelling units. The applicant is proposing approximately 284 dwelling units for the entire site. There are currently 99 dwelling units located in the existing assisted living facility on the subject property.

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 request because although the subject property is greater than 10 acres in size, the new development will be restricted to less than 10 acres and does not directly abut the installation.