



City of San Antonio

Legislation Details (With Text)

File #: 16-1693
Type: Zoning Case
In control: Zoning Commission
On agenda: 2/16/2016
Title: (Continued from 02/02/16) ZONING CASE # Z2015311 ERZD (Council District 9): A request for a change in zoning from "C-3 S MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for Animal Clinic, Automobile Parts Sales Facility, Building Specialties, Retail Facility, Paint and Wallpaper Store with Retail and Wholesale Sales, Print Shop, and Blueprinting Photostatting Facility to "MF-50 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on Lot 11, Block 4, NCB 15671 located at 1900 Block of East Sonterra Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 15089)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015-311 Location Map, 2. Z2015-311_SAWS Report

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2015311 ERZD
(Associated Plan Amendment #15089)

SUMMARY:

Current Zoning: "C-3 S MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for Animal Clinic, Automobile Parts Sales Facility, Building Specialties, Retail Facility, Paint and Wallpaper Store with Retail and Wholesale Sales, Print Shop, and Blueprinting Photostatting Facility

Requested Zoning: "MF-50 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 16, 2016. This case is continued from the January 19, 2016 and February 2, 2016 hearings.

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Santikos Legacy, Ltd.

Applicant: Embrey Partners, Ltd.

Representative: Kaufman & Killen, Inc.

Location: 1900 Block of East Sonterra Boulevard

Legal Description: Lot 11, Block 4, NCB 15671

Total Acreage: 7.465

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: San Antonio Water Systems, Camp Bullis

Property Details

Property History: The subject property was annexed in 1984 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In 1985, the property was rezoned to “B-3” Business District. In 2000, the property was rezoned to “B-3 S” Business District with Specific Use Authorization for Animal Clinic, Automobile Parts Sales Facility, Building Specialties, Retail Facility, Paint and Wallpaper Store with Retail and Wholesale Sales, Print Shop, and Blueprinting Photostatting Facility. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-3” General Commercial District. The subject property was platted into its current configuration in 2014, Plat #130399, recorded in Volume 9675, Page 32 of the Bexar County Clerk Records.

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

Current Base Zoning: MF-33

Current Land Uses: Multi-Family Residential

Direction: South

Current Base Zoning: C-3 S

Current Land Uses: Retail Center and Vacant Land

Direction: East

Current Base Zoning: C-3

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: C-3

Current Land Uses: Retail Center

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: East Sonterra Boulevard

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

Proposed Changes: None known

Public Transit: There is no public transit line located within the immediate 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.

Parking Information: Off-street vehicle parking requirements are determined by the use and the size of structure. The application refers to a multi-family residential development.

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 zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 currently designated as Regional Center in the future land use component of the plan. The requested "MF-50" base zoning district is not consistent with the adopted land use plan. A plan amendment has been submitted to change the future land use designation to Mixed Use Center. Staff and Planning Commission recommended approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

The subject property is located over the Edwards Aquifer Recharge Zone. SAWS has reviewed the project and has found that no sensitive geologic features have been identified on the subject site and that and that stormwater from the development will drain to the north in an unnamed tributary to Mud Creek. Therefore, staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

Both the existing “C-3” zoning district and the proposed “MF-50” zoning district are appropriate for the subject property. Surrounding properties consist of shopping centers, hotels and high density residential developments and are in close proximity to both Loop 1604 and Highway 281 freeways.

4. Health, Safety and Welfare:

Staff has found no likely significant affects on the health, safety and welfare of the surrounding community.

5. Public Policy:

The requested zoning classification supports the North Sector Plan objectives of locating high density residential developments near the intersections of Highway 281 and Loop 1604. In addition, a high density residential development will serve as a buffer between the highway and the lower density residential developments to the north and east.

6. Size of Tract:

The subject property is approximately 7.465 acres in size, which should be able to reasonably accommodate the uses permitted in the “MF-50” base zoning district.

7. Other Factors:

SAWS staff recommends approval of the zoning request. The property is currently classified as a Category 1 property. SAWS staff recommends that impervious cover not exceed 50% on the site.

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.