



City of San Antonio

Legislation Details (With Text)

File #: 16-1651

Type: Zoning Case

In control: City Council A Session

On agenda: 2/18/2016

Title: ZONING CASE # Z2016061 (Council District 10): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "MPCD" Master Planned Community District on 38.615 acres of land out of NCB 17356 located in the 17100 Block of Bulverde Road. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-061 location map, 2. Z2016061_Site Plan, 3. Z2016061 Zoning Minutes, 4. Draft Ordinance, 5. Ordinance 2016-02-18-0154

Date	Ver.	Action By	Action	Result
2/18/2016	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2016061

SUMMARY:

Current Zoning: "C-2" Commercial District

Requested Zoning: "MPCD" Master Planned Community District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 2, 2016

Case Manager: Ernest Brown, Planner

Property Owner: BMP 1604 Developers (Jacques Braha)

Applicant: Land Use Solutions (Michele Haussmann)

Representative: Michele Haussmann

Location: 17100 Block of Bulverde Road

Legal Description: 38.615 acres out of NCB 17365

Total Acreage: 38.615

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits in 1995 and was originally zoned Temporary “R-1” Temporary Single-Family Residence District. In 1997 the subject property was rezoned to “B-2” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “C-2” Commercial District. The subject property is undeveloped and is not platted in its current configuration.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North, West

Current Base Zoning: C-2 ERZD

Current Land Uses: Vacant

Direction: East

Current Base Zoning: C-2

Current Land Uses: Vacant

Direction: South

Current Base Zoning: C-2, R-5 ERZD, R-5

Current Land Uses: Vacant

Transportation

Thoroughfare: Bulverde Road, Classen Road

Existing Character: Secondary Arterial, Type A; proposed realigned two lanes each direction divided road with sidewalks on both sides.

Proposed Changes: Under Construction

Thoroughfare: Autry Pond Road

Existing Character: Collector; one lane each direction with center turn lane and sidewalks on both sides.

Proposed Changes: None known

Public Transit: There are no nearby VIA transit route to 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 typically determined by the type of use and building size. The zoning application is proposing a MPCD that list Mixed Uses. Parking requirements may be

determined at the permitting stage of development.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend 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 San Antonio International Airport Vicinity Land Use Plan, and is currently designated as Regional Commercial in the future land use component of the plan. The current land use designation allows for mixed uses. The zoning request of “MPCD” with mixed uses is consistent with the current land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing base zoning is consistent with the surrounding pattern of development.

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. MPCD is not listed as a zoning district in any of the land use categories since it is a Special District. The proposed MPCD uses are consistent with the Regional Commercial land use designation as this land use category allows for mixed uses. The proposed MPCD also implements land use strategies in a coordinated phased process as encouraged by the plan.

6. Size of Tract:

The subject property measures approximately 38.615 acre tract and is sufficient to accommodate the proposed MPCD development requirements.

7. Other Factors:

Master Plan Community District is a special district established to encourage the development of areas of mixed uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building and circulation systems.