



City of San Antonio

Legislation Details (With Text)

File #: 16-4028

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/19/2016

Title: ZONING CASE # Z2016196 (Council District 8): A request for a change in zoning from "R-6 MLOD" Residential Single-Family Camp Bullis Military Lighting Overlay District to "MPCD MLOD" Master Planned Community District Camp Bullis Military Lighting Overlay District on 114.2 acres out of NCB 14890, located in the 5600 Block of UTSA Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16056)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-196_Location Map, 2. Z2016196 Site Plan

| Date | Ver. | Action By | Action | Result |
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2016196

(Associated Plan Amendment 16056)

SUMMARY:

Current Zoning: "R-6 MLOD" Residential Single-Family Camp Bullis Military Lighting Overlay District

Requested Zoning: "MPCD MLOD" Master Planned Community District Camp Bullis Military Lighting Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 19, 2016

Case Manager: Mary Moralez-Gonzales, Planner

Property Owner: UTSA BLVD IH10 LP (Steve Sanders)

Applicant: UTSA BLVD IH10 LP (Steve Sanders)

Representative: Kaufman & Killen, Inc.

Location: 5600 Block of UTSA Boulevard

Legal Description: 114.2 acres out of NCB 14890

Total Acreage: 114.2

Notices Mailed

Owners of Property within 200 feet: 62

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis

Property Details

Property History: The property was annexed by the City of San Antonio in 1971 and was originally “Temporary R-1” Temporary Residential District. Upon adoption of the 2001 Unified Development Code, the zoning converted to the current “R-6” Single-Family Residential District.

Topography: A western portion of the property is within a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3NA, C-3, C-2

Current Land Uses: Commercial Uses, Multi-Family Residential and Vacant Land

Direction: South

Current Base Zoning: R-4, C-3, C-3NA, I-1

Current Land Uses: Residential and Commercial Uses

Direction: East

Current Base Zoning: C-2, C-3

Current Land Uses: Commercial Uses and Parking Lots

Direction: West

Current Base Zoning: C-1, C-2

Current Land Uses: Creekway and Apartments

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: Interstate Highway 10

Existing Character: Freeway

Proposed Changes: None known

Thoroughfare: UTSA Boulevard

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: West Hausman Road
Existing Character: Secondary Arterial Type A
Proposed Changes: None known

Public Transit: The nearest VIA bus route is #603 which stops at the IH-10 Frontage Road at Hausman Road.

Traffic Impact: A Traffic Impact Analysis (TIA) report is required. The applicant has submitted the TIA # 20160504 which has been recommended for approval by the Transportation and Capital Improvements Department (TCI). A traffic engineer provided by the applicant will be present at the hearing.

Parking Information: Parking requirements will be determined at the time of building permitting for each of the proposed uses on the site plan.

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 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 designated as Suburban Tier in the future land use component of the Plan. The owner of the property proposes to develop the property with a Master Planned Community District that includes open space, residential, office and commercial uses. The “MPCD” Master Planned Community District is a special district which is evaluated on case by case basis. The request zoning is not consistent with the current future land use classification. The applicant has applied for a plan amendment to change the future land use classification to “Urban Core Tier.” Staff and Planning Commission recommend approval.

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:

Although the current zoning is not unsuitable, the proposed zoning change request appears to 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 negative impacts on public health, safety or welfare related to the zoning request.

5. Public Policy:

The requested zoning does not appear to conflict with any public policy objective. The zoning change request supports the North Sector Plan's goal of employment creation and business growth opportunities. The proposed location of multi-family residential and office uses serve as a buffer between the low-density single-family residential uses south of the subject property and the commercial uses to the north. The proposed amendment will increase open space areas along Leon Creek along the western boundary of the property, as well as set aside open space in the center of the property.

6. Size of Tract:

The subject property measures approximately 144.2 acres, which is sufficient to accommodate the proposed development with adequate space for parking.

7. Other Factors:

Master Planned 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.

Staff has reviewed the site plan and recommends approval of the proposed uses. Camp Bullis has submitted recommendations that will mitigate any potential negative effects that may occur as a result of the proposed development.