



City of San Antonio

Legislation Details (With Text)

File #: 16-4380

Type: Zoning Case

In control: Zoning Commission

On agenda: 8/16/2016

Title: ZONING CASE # Z2016176 ERZD (Council District 8): A request for a change in zoning from "C-2 MLOD" Commercial Camp Bullis Military Lighting Overlay District and "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MXD MLOD" Mixed Use Camp Bullis Military Lighting Overlay District and "MXD MLOD ERZD" Mixed Use Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 3.979 acres out of NCB 17403 and "PUD MF-18 MLOD" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay District and "PUD MF-18 MLOD ERZD" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 3.738 acres out of NCB 17403, located in the 5000 Block of Beckwith Boulevard. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-176_Location Map, 2. Z2016-176 ERZD Site Plan, 3. Z2016176 ERZD SAWS Report

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2016176 ERZD

SUMMARY:

Current Zoning: "C-2 MLOD" Commercial Camp Bullis Military Lighting Overlay District and "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

Requested Zoning: "MXD MLOD" Mixed Use Camp Bullis Military Lighting Overlay District and "MXD MLOD ERZD" Mixed Use Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 3.979 acres out of NCB 17403 and "PUD MF-18 MLOD" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay District and "PUD MF-18 MLOD ERZD" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 3.738 acres out of NCB 17403

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 16, 2016

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Core Vizer LLC c/o Aamir Ehsan

Applicant: Core Vizer LLC c/o Aamir Ehsan

Representative: Patrick W. Christensen, Attorney at Law

Location: 5000 Block of Beckwith Boulevard

Legal Description: 3.979 acres out of NCB 17403 and 3.738 acres out of NCB 17403

Total Acreage: 7.717

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: San Antonio Water System, Camp Bullis

Property Details

Property History: The property was annexed by the City of San Antonio in 1964 and 1971 with Ordinance # 32614 and in 1971 with Ordinance # 39169 and was originally zoned as Temporary R-1. A 1984 zoning case (Ordinance # 58376) rezoned the property to "B-2" Commercial District. Upon adoption of the 2001 Unified Development Code, the zoning converted to the current base zoning of "C-2" Commercial District.

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

Adjacent Base Zoning and Land Uses

Direction: North

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

Current Land Uses: Office Buildings and Retail Sporting Goods

Direction: South

Current Base Zoning: C-3NA, C-2, R-6

Current Land Uses: Civic Center, Community Center, Office Buildings and Residence

Direction: East

Current Base Zoning: C-2

Current Land Uses: Fire Department, Vacant Land

Direction: West

Current Base Zoning: C-3, C-3R

Current Land Uses: Hotel and Office Building

Overlay and Special District Information: All surrounding properties carry the "MLOD" Camp Bullis Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD" 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.

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".

Transportation

Thoroughfare: Beckwith Boulevard

Existing Character: Local Street, one lane in each direction.

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 603, which stops along the IH-10 Frontage Road one-half block to the south of the intersection of Beckwith Boulevard and IH-10 Frontage Road.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. A traffic engineer must be present during the zoning commission meeting.

Parking Information: Off-street vehicle parking requirements typically are determined by the type of use and building size. The application refers to a mixed use development and a planned residential development. The site plan has been reviewed and meets the parking requirements.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning classification and would not allow the proposed mixed use development and planned unit development.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

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 Mixed Use Center in the future land use component of the Plan. The requested zoning is consistent with the future land use classification.

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. The property is currently vacant. The proposed use will be compatible with the surrounding land uses will provide housing and retail uses within close proximity to freeway access.

3. Suitability as Presently Zoned:

The proposed zoning request will provide both housing and retail opportunities which will take advantage of the close proximity to other commercial, educational and housing developments.

4. Health, Safety and Welfare:

Staff has found no evidence of likely adverse impacts on the health, safety, and welfare of the surrounding community.

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 increased housing opportunities.

6. Size of Tract:

The subject property measures approximately 7.717 acres, which is sufficient to accommodate the proposed development.

7. Other Factors:

Planned Unit Developments provide flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography.

Mixed Use Districts provide concentrated residential, retail, service, office and mixed uses. This district does not regulate land uses but, instead, permits any use to be established subject to an approved zoning site plan. Urban design standards are required in order to maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas. The requested "MXD" area proposes a total of 29,000 square feet in retail space on the first floor and a total of 48 single-family units on the second and third floors of three separate structures. The requested "MXD" area also proposes a three-story senior or multi-family structure. Approximately 212 parking spaces are being proposed to be used as shared parking for both residential and retail uses.

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 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.

The SAWS report has classified the subject property as Category 1. SAWS staff recommends approval of the zoning request with an impervious cover limitation of 65%.