



City of San Antonio

Legislation Details (With Text)

File #: 16-4384

Type: Zoning Case

In control: Zoning Commission

On agenda: 8/16/2016

Title: ZONING CASE # Z2016174 ERZD (Council District 9): A request for a change in zoning from "C-3 MLOD AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to to "MF-25 MLOD AHOD ERZD" Low Density Multi Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District on 15.85 acres out of NCB 17701, located at 4035 N. Loop 1604. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 16048)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016174 ERZD Location Map, 2. Z2016174 ERZD SAWS Report, 3. Z2016174 ERZD Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2016174 ERZD
(Associated Plan Amendment 16048)

SUMMARY:

Current Zoning: "C-3 MLOD AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District

Requested Zoning: "MF-25 MLOD AHOD ERZD" Low Density Multi Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 16, 2016

Case Manager: Erica Greene, Planner

Property Owner: WCOT Hill Country JV

Applicant: Duke, Inc. c/o Rob J. Stone, III

Representative: Patrick Christensen

Location: 4035 N. Loop 1604

Legal Description: 15.85 acres out of NCB 17701

Total Acreage: 15.85

Notices Mailed

Owners of Property within 200 feet: 65

Registered Neighborhood Associations within 200 feet: Presido Homeowners Association

Applicable Agencies: Camp Bullis

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "Temporary R-1" Single-Family Residence District. A 1987 case, Ordinance #64863, zoned the subject property as "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 ERZD" General Commercial Edwards Recharge Zone District.

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

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: MF-25

Current Land Uses: Apartment Complex

Direction: South

Current Base Zoning: UZROW

Current Land Uses: Loop 1604

Direction: East

Current Base Zoning: C-3

Current Land Uses: Academy Sports and Willies Grill

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

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.

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".

Transportation

Thoroughfare: East IH 10

Existing Character: Freeway

Proposed Changes: None

Public Transit: The nearest VIA bus routes are #54 within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development does exceed the threshold requirements. An engineer must be present at Zoning Commission.

Parking Information: Dwelling: Multi-Family (25 Units) requires a minimum of 1.5 per unit and a maximum of 2 per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "C-3 MLOD AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone 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 Land Use Plan, and is currently designated as Suburban Tier in the future land use component of the plan. The requested "MF-25" Low Density Multi Family base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the land use from Suburban Tier to General Urban Tier. Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current "C-3" base zoning district is not appropriate for the subject property's location due to its location directly adjacent to residential uses.

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 rezoning request does not appear to conflict with land use goals and strategies of the North Sector Plan as it supports compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

6. Size of Tract:

The subject property totals 15.85 acres in size, which should reasonably accommodate the uses permitted in "MF-25 MLOD AHOD ERZD" Low Density Multi Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District.

7. Other Factors:

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 50%.

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 was sent the application because the property is more than 10 acres in size and is within 5 miles of Camp Bullis.