



City of San Antonio

Legislation Details (With Text)

File #: 16-5769

Type: Zoning Case

In control: Zoning Commission

On agenda: 11/15/2016

Title: ZONING CASE # Z2016267 ERZD (Council District 10): A request for a change in zoning from "C-3 ERZD" General Commercial Edwards Recharge Zone District and "C-3 PC-1 ERZD" General Commercial Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District to "MF-33 ERZD" Multi-Family Edwards Recharge Zone District and "MF-33 PC-1 ERZD" Multi-Family Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District on 15.155 acres out of NCB 17727, located in the 17700 Block of Bulverde Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16081)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. SAWS Report

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2016267 ERZD
(Associated Plan Amendment 16081)

SUMMARY:

Current Zoning: "C-3 ERZD" General Commercial Edwards Recharge Zone District and "C-3 PC-1 ERZD" General Commercial Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District

Requested Zoning: "MF-33 ERZD" Multi-Family Edwards Recharge Zone District and "MF-33 PC-1 ERZD" Multi-Family Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 15, 2016

Case Manager: Nylicah Acosta, Planner

Property Owner: HEB Company, LP

Applicant: Oden Hughes, LLC

Representative: Kaufman & Killen, Inc

Location: 17700 Block of Bulverde Road

Legal Description: 15.155 acres out of NCB 17727

Total Acreage: 15.155 acres

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: SAWS.

Property Details

Property History: The subject property was annexed into the City of San Antonio in 2000. A 2001 case (Ordinance 93228) zoned the property “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. In addition a portion of the property carries the Bulverde Preservation Corridor established by Ordinance 2010-06-17-0576.

Topography: The property is within the Edwards Aquifer Recharge Zone.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: C-2 and C-3

Current Land Uses: Northern Hills Church

Direction: South

Current Base Zoning: C-3

Current Land Uses: Vacant Lots

Direction: East

Current Base Zoning: C-2

Current Land Uses: Restaurants, Retail and Bank

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”.

The “PC-1” Bulverde Road Preservation Corridor provides development standards for properties located within 300 feet of Bulverde Road between Loop 1604 and Evans Road. Preservation Corridors follow roadways having unique historical significance, natural vistas and unique scenic environments, in order to protect these

assets from visual blight. The development standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

Thoroughfare: Overlook Loop - Not built yet.

Existing Character: Local Street.

Proposed Changes: None known.

Thoroughfare: Bulverde Road

Existing Character: Primary Arterial.

Proposed Changes: None known.

Thoroughfare: Loop 1604

Existing Character: Freeway.

Proposed Changes: None known.

Public Transit:

There are no VIA bus stops within close proximity of the subject property.

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

Parking Information: Multi-Family- Minimum vehicle spaces: 1.5 per unit. Maximum vehicle spaces: 2 per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "C-3" base 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 Suburban Tier in the future land use component of the plan. The requested "MF-33" Multi-Family base zoning district is not consistent with the future land use designation. The applicant is seeking a Plan Amendment from Suburban Tier to Regional Center. 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. It is ideal to locate higher density residential uses along primary arterials, to act as a buffer between commercial

uses, and single-family residences.

3. Suitability as Presently Zoned:

The current “C-3” base zoning district is appropriate for the subject property’s location; however, Multi-Family uses would decrease the potential encroachment of commercial uses adjacent to single-family residences.

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 any public policy objective.

6. Size of Tract:

The subject property totals 15.155 acres in size, which will reasonably accommodate the uses permitted in the “MF-33” Multi-Family District.

7. Other Factors:

The SAWS report has classified the subject property as Category 2. SAWS staff recommends approval of the zoning request with an impervious cover limitation of 70%. However, the property is subject to a maximum of 75% impervious cover.