



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-6139

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 1/19/2017

**Title:** ZONING CASE # Z2016064 ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MF-40 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on Lot 9, Block 4, NCB 16602, located in the 15600-15700 Block of Chase Hill Boulevard. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Z2016064 ERZD SAWS Report, 3. Z2016064 ERZD Minutes, 4. Ordinance 2017-01-19-0048

Date	Ver.	Action By	Action	Result
1/19/2017	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Zoning Case Z2016064 ERZD

**SUMMARY:**

**Current Zoning:** "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

**Requested Zoning:** "MF-40 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 06, 2016

**Case Manager:** Ernest Brown, Planner

**Property Owner:** Escolano USA, Inc.

**Applicant:** Escolano USA, Inc.

**Representative:** Patrick W Christensen

**Location:** 15600-15700 block of Chase Hill Boulevard

**Legal Description:** Lot 9, Block 4, NCB 16602

**Total Acreage:** 4.131

**Notices Mailed**

**Owners of Property within 200 feet:** 12

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Camp Bullis

**Property Details**

**Property History:** The subject property was annexed into the City Limits in 1971 and was zoned "B-3 ERZD" Business Edwards Recharge District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-3 ERZD" General Commercial Edwards Recharge Zone District. The subject property was platted in 2011 (volume 9624, page 36 of the Deed and Plat Records of Bexar County, Texas). The subject property is vacant and undeveloped.

**Topography:** The property is partially contained within the 100 year flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

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

**Current Land Uses:** School, Apartments

**Direction:** East

**Current Base Zoning:** ED, C-3

**Current Land Uses:** Vacant

**Direction:** West

**Current Base Zoning:** C-2

**Current Land Uses:** Vacant

**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.

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:** Chase Hill Blvd.

**Existing Character:** Local, Type B

**Proposed Changes:** None known

**Thoroughfare:** Seco Creek Street  
**Existing Character:** Local, Type A  
**Proposed Changes:** None known

**Public Transit:** The nearest transit line is located at Chase Hill Boulevard and Las Colimas Street, VIA route 660 which operates along Chase Hill Boulevard.

**Traffic Impact:** Traffic Impact Analysis (TIA) is required. A traffic engineer must be present doing zoning commission.

**Parking Information:** Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Apartments.

Minimum Parking Requirement: 1.5 per unit;  
Maximum Parking Requirement: 2 per unit.

**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. Zoning Commission recommends Approval (8-0).

**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 North Sector Plan and is currently designated as Mixed Use Center in the future land use component of the plan. The proposed “MF-40” base zoning district is consistent with the adopted 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 “C-3” base zoning district is not suitably zoned. The existing based zoning district is not consistent with the Sector Plan’s future land use designation. The Major Thoroughfare Plan encourages intense land uses that the “C-3” zoning district support be located at the intersection of two major thoroughfares.

**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 because the request is consistent with the proposed future land use plan goals and objective as well as other plan objectives such as the Major Thoroughfare Plan.

**6. Size of Tract:**

The subject property measures 4.131 acres and is sufficient for a development.

**7. Other Factors:**

Based on the site evaluation of the property, and the information submitted by the applicant, the SAWS staff recommends approval of the proposed land use as per outlined in its report dated October 18, 2016. The impervious cover shall not exceed 50% on the site.

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, the Military did not review the rezoning request because the tract is less than 10 acres in size and south of Loop 1604. The Joint Base San Antonio review of the Notification for this case provides a concur response with additional comments for consideration in planning and development as outline in their Memorandum dated February 4, 2016.