



City of San Antonio

Legislation Details (With Text)

File #: 17-1731

Type: Zoning Case

In control: Zoning Commission

On agenda: 2/21/2017

Title: ZONING CASE # Z2017023 ERZD (Council District 8): A request for a change in zoning from "C-3 MLOD-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "MXD MLOD-1 ERZD" Mixed Use Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 0.599 acres out of NCB 16600, located at 15698 Chase Hill Boulevard. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:
Zoning Case Z2017023 ERZD

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

Requested Zoning: "MXD MLOD-1 ERZD" Mixed Use Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 21, 2017

Case Manager: Nylicah Acosta, Planner

Property Owner: Abida Parveen

Applicant: Alvin G Peters

Representative: Alvin G Peters

Location: 15698 Chase Hill Boulevard

Legal Description: 0.599 acres out of NCB 16600

Total Acreage: 0.599

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: San Antonio Water System and Camp Bullis

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1971 and was previously zoned "B-3 ERZD" Business District Edwards Recharge Zone. A 1972 case (Ordinance 40800) zoned the subject property as "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District.

Topography: The property is located within the Edwards Recharge Zone and Mandatory Detention Area.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2

Current Land Uses: Apartments

Direction: West

Current Base Zoning: C-3

Current Land Uses: Elementary School

Direction: South

Current Base Zoning: C-3

Current Land Uses: Commercial

Direction: East

Current Base Zoning: C-2

Current Land Uses: Apartments

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".

All surrounding properties carry the "MLOD-1" Camp Bullis 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: Chase Hill Boulevard

Existing Character: Local Road.

Proposed Changes: None Known.

Public Transit: VIA route 660 is within walking distance from the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Dwelling- Minimum Vehicle Spaces: 1 per unit. Maximum Vehicle Spaces: 1.9 per unit. Retail- Minimum Vehicle Spaces: 1 per 300 sf GFA. Maximum Vehicle Spaces: 1 per 200 GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district.

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 currently designated as Mixed Use Center in the future land use component of the plan. The requested “MXD” Mixed Use base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The applicant proposes to develop the property for commercial use on the first floor and efficiency apartments on the second and third floors targeted to local college students.

3. Suitability as Presently Zoned:

The current “C-3” base zoning district is not compatible with the current Mixed Use land use. The requested Mixed Use provides the opportunity to foster a mix of activities and social interaction.

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, because the request is consistent with the plan.

6. Size of Tract:

The subject property totals 0.599 acres in size, which will reasonably accommodate the uses permitted in

“MXD” Mixed Use 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 59%.

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 Houston and the City of San Antonio, the Military reviewed the request.

- a. Development requires coordination and plan submission to TCEQ’s San Antonio Regional Offices.
- b. The items presented above are in effort to enhance the safety of the community of the community. Improperly managed development may impact the overall capability of the military at this location.