



City of San Antonio

Legislation Details (With Text)

File #: 17-1987
Type: Zoning Case
In control: Zoning Commission
On agenda: 3/7/2017
Title: ZONING CASE # Z2017033 S ERZD (Council District 9): A request for a change in zoning from "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Hotel on Lot P-5A, P-8A, P-10, P-11, NCB 15671, located in the 2800 Block of North Loop 1604 East. 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: 9

SUBJECT:
Zoning Case Z2017033 S ERZD

SUMMARY:
Current Zoning: "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

Requested Zoning: "C-2 S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Hotel

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: March 07, 2017. This case was postponed from the February 21, 2017 Zoning Commission hearing.

Case Manager: Nyliah Acosta, Planner

Property Owner: New Era SA, LLC

Applicant: New Era SA, LLC

Representative: Kaufman & Killen, Inc

Location: 2800 Block of North Loop 1604 East

Legal Description: Lot P-5A, P-8A, P-10, P-11, NCB 15671

Total Acreage: 6.17 acres

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: San Antonio Water System and the Department of Planning and Community Development

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1985 and was previously zoned "Temp R-1 ERZD" Temporary Single-Family Residence District Edwards Recharge Zone. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-6" Residential Single-Family District. Later a 2007 case (Ordinance 2007-04-05-0390) rezoned the property to the current "C-2 ERZD" Commercial District Edwards Recharge Zone.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: RM-4 and MF-33

Current Land Uses: Single-Family Residences Vacant Land and Apartments

Direction: West

Current Base Zoning: R-6, C-3 and MF-33

Current Land Uses: Vacant Lot, Commercial and Apartments

Direction: South

Current Base Zoning: UZROW

Current Land Uses: Loop 1604

Direction: East

Current Base Zoning: RM-4 and C-3

Current Land Uses: Single-Family Residences and Commercial

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".

Transportation

Thoroughfare: Loop 1604

Existing Character: Freeway.

Proposed Changes: None Known.

Public Transit: There are no VIA routes within walking distance.

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: Hotel- Minimum: 0.8 per room plus 1 per 800 sf of public meeting and restaurant space. Maximum: 1 per room plus 1 per 400 sf of public meeting area and restaurant space.

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 Suburban Tier in the future land use component of the plan. The requested “C-2” Commercial 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 a Hotel that will be approximately 47 feet tall, with 123 rooms, and will be set back 105 feet from the surrounding residential properties.

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is appropriate for the subject property’s location. The request will maintain the current base zoning district, and will add the specific use authorization for a hotel. The current “C-2” is appropriate for this area, because it faces the access road of Loop 1604 and provides a transition from commercial to residential areas.

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 subject property is located within the Stone Oak Regional Center, as established by the SA Tomorrow Comprehensive Plan. The subject property is already zoned for commercial use and the requested specific use authorization for a hotel use is not substantially greater than the permitted uses in “C-2”, which is consistent with the Suburban Tier future land use.

The request does not conflict with the guiding principles of the Comprehensive Plan.

6. Size of Tract:

The subject property totals 6.17 acres in size, which will accommodate the uses permitted in “C-2” Commercial District.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but with may, under the right set of circumstances and conditions be acceptable in certain specific locations.

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 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 2. SAWS staff recommends approval of the zoning request with an impervious cover limitation of 50%.