



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-2641  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 4/18/2017  
**Title:** ZONING CASE # Z2017116 S ERZD (Council District 9): A request for a change in zoning from "C-3 S MLOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Transit Park and Ride to "C-3 S MLOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Transit Park and Ride (to amend the site plan) on Lot 8, Block 25, NCB 19219, located at 22139 US Hwy 281 North. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Z2017116 S ERZD Location Map, 2. Z2017116 S ERZD Site Plan, 3. Z2017116 S ERZD SAWS Report

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**  
Zoning Case Z2017116 S ERZD

**SUMMARY:**  
**Current Zoning:** "C-3 S MLOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Transit Park and Ride

**Requested Zoning:** "C-3 S MLOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Transit Park and Ride (to amend the site plan)

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** April 18, 2017 (This case is expedited to the April 20, 2017 City Council hearing.)

**Case Manager:** Erica Greene, Planner

**Property Owner:** VIA Metropolitan Transit Authority

**Applicant:** VIA Metropolitan Transit Authority

**Representative:** VIA Metropolitan Transit Authority

**Location:** 22139 US Hwy 281 North

**Legal Description:** Lot 8, Block 25, NCB 19219

**Total Acreage:** 6.565

**Notices Mailed**

**Owners of Property within 200 feet:** 11

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

**Applicable Agencies:** San Antonio Water System (SAWS) and Camp Bullis

**Property Details**

**Property History:** The subject property was annexed in December of 1977 and was originally zoned “Temp R -1” Temporary Single Family Residence District. In a 1998 case, the site was rezoned to “B-3” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “C-3” General Commercial 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:** C-3

**Current Land Uses:** Vacant Lot, Restaurant

**Direction:** West

**Current Base Zoning:** C-3

**Current Land Uses:** Radio Network

**Direction:** South

**Current Base Zoning:** C-3

**Current Land Uses:** Cell Tower Site

**Direction:** East

**Current Base Zoning:** C-3

**Current Land Uses:** Vacant Lot, Mattress Store

**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:** US Highway 281 North

**Existing Character:** Primary Arterial

**Proposed Changes:** None

**Thoroughfare:** Stone Oak Parkway

**Existing Character:** Secondary Arterial

**Proposed Changes:** None

**Public Transit:** There are no public transit stops in the immediate vicinity 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.

**Parking Information:** The UDC does not list parking requirements for publically operated transit facilities. The requisite Specific Use Authorization site plan shows 398 parking spaces, including both surface and structured parking areas.

### **ISSUE:**

None.

### **ALTERNATIVES:**

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

### **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 Regional Center in the future land use component of the plan. The requested “C-3” General 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.

#### **3. Suitability as Presently Zoned:**

The current “C-3” base zoning district is appropriate for the subject property’s location. The zoning request does not include a change to the base zoning district and commercial uses will continue to be permitted on the property.

#### **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 applicant proposes a transit park and ride on the subject property. The properties that are located around the subject property include other commercial uses. The rezoning request does not appear to conflict with land use goals and strategies of the North Sector Plan to explore options within the North Sector for high capacity transit, including bus rapid transit, electric streetcar, light rail, commuter rail, dedicated bus lanes, transit stations, and HOV lanes.

**6. Size of Tract:**

The subject property totals 6.565 acres in size, which should reasonably accommodate the uses permitted in “C-3” General Commercial District.

**7. Other Factors:**

The applicant proposes a transit park and ride on the subject property. The applicant previously had the same zoning case that was approved by City Council in 2013. The purpose for this rezoning is to adjust the site plan to allow for additional building height.

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 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 which may under the right set of circumstances and conditions be acceptable in certain specific locations.