



City of San Antonio

Legislation Details (With Text)

File #: 17-2644

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/18/2017

Title: ZONING CASE # Z2017092 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 "MF-33 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on Lot 13, Block 4, NCB 16602, located in the 15600 Block of Chase Hill Boulevard. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2017092 ERZD Location Map, 2. Z2017092 ERZD SAWS Report

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2017092 ERZD

SUMMARY:

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

Requested Zoning: "MF-33 MLOD-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 18, 2017

Case Manager: Erica Greene, Planner

Property Owner: T& J Cantera Hotel, LLC

Applicant: Din/Cal 4, Inc.

Representative: Kaufman & Killen, Inc.

Location: 15600 Block of Chase Hill Boulevard

Legal Description: Lot 13, Block 4, NCB 16602

Total Acreage: 5.995

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: None

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

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "Temporary R-1" Single-Family Residence District. A 1965 case 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 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: ED

Current Land Uses: Drainage Catch Basin

Direction: West

Current Base Zoning: C-3

Current Land Uses: Drainage Easement

Direction: South

Current Base Zoning: C-3

Current Land Uses: Vacant Lot, Parking Lot

Direction: East

Current Base Zoning: C-3

Current Land Uses: Vacant Lot, Elks Lodge

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 Boulevard

Existing Character: Local Street
Proposed Changes: None

Thoroughfare: Seco Creek
Existing Character: Local Street
Proposed Changes: None

Thoroughfare: Market Hill
Existing Character: Local Street
Proposed Changes: None

Public Transit: The nearest VIA bus route is #660 within walking distance 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: Dwelling: Multi-Family (33 Units) requires a minimum of 1.5 per unit and a maximum of 2 per unit.

ISSUE:
None.

ALTERNATIVES:
A denial of the request will result in the subject property retaining the current 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 “MF-33” Multi-Family 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 requested zoning, “MF-33” base zoning is also appropriate because the land use allows for a mix of multi-family and commercial uses.

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 multi-family housing on the subject property on the subject property. The properties that are located around the subject property include several commercial uses. The rezoning request does not appear to conflict with land use goals and strategies of the North Sector Plan that encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.

The subject property is located within the UTSA Regional Center as designated by the SA Tomorrow Comprehensive Plan and is generally consistent with the goals and objectives of the comprehensive plan.

According to SA Tomorrow Comprehensive Plan, the UTSA Regional Center is a focus of entertainment and retail for the northern portion of the city. It has a good mixture of jobs and residents with a significant employment base and will benefit from increased housing and employment density. Further, multimodal connectivity should be prioritized.

The North Sector Plan pays great attention to the rural character of the northern quadrants of the sector plan, north of TX 1604, relative to the southern quadrants. The plan addresses the flooding issues and the need to protect the Edwards Recharge Zone. The subject property is located in a designated Mixed Use Center with the intention of creating walkable communities. The plan notes that higher density housing helps to foster walkable communities. The plan also notes that multifamily housing is typically located adjacent or proximate to employment areas and transportation corridors. The subject property is located along Chase Hill Boulevard, a major thoroughfare served by VIA.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.

GCF Goal 2: Priority growth areas attract jobs and residents.

GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

GCF P22: Encourage development types and designs that promote and support water conservation practices.

GCF P24: Incentivize developments in or near the recharge and contributing zones and in areas identified by the watershed master plans of the Bexar Regional Watershed Management Consortium to use low impact development techniques, to meet minimum standards for pervious areas and to develop natural resources mitigation plans.

TC Goal 5: San Antonio provides a range of convenient, safe and comfortable active transportation options for all users and abilities and many regularly use multimodal options such as walking, biking and transit. (See also CHW Goal 4)

TC P7: Expand safe pedestrian and bicycle networks and transit options/access to encourage non-automobile travel alternatives. (See also NRES P40)

TC P11: Develop a safe and convenient pedestrian travel network with sidewalks and trails integrated

into the transportation system and activity areas such as schools, libraries, shopping and neighborhood centers. (See also CHW P28)

H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

H Goal 5: High-density housing choices are available within the city's 13 regional centers and along its arterial and transit corridors.

NRES P11: Encourage land intensive development patterns to locate outside of the Edwards Aquifer recharge and contributing zones and along preservation reaches of rivers and creeks. (See also GCF P26 and CHW P36)

The request for MF-33 is less dense than the permitted multifamily zoning categories within the Mixed Use Center land use designation of the North Sector Plan. However, the lower density is consistent with the plan, which states, "Generally, lower density or intensity uses may be accommodated in most Tiers and Centers although they are not listed as a related zoning district."

Staff recommends particular attention to site design to ensure pedestrian access within the site and to transit service along Chase Hill Boulevard in order to achieve the goals of multimodal connectivity. Staff recommends LID techniques be used to alleviate threats of flooding which is exacerbated by impervious cover.

6. Size of Tract:

The subject property totals 5.995 acres in size, which should reasonably accommodate the uses permitted in "MF-33" Multi-Family 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 50%.