



City of San Antonio

Legislation Details (With Text)

File #: 19-1047

Type: Zoning Case

In control: Zoning Commission

On agenda: 12/18/2018

Title: ZONING CASE # Z-2018-900040 ERZD (Council District 8): A request for a change in zoning from "PUD MF-18 MLOD-1 MLR-2" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay District Military Lighting Region 2 and "PUD MF-18 MLOD-1 MLR-2 ERZD" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay District Military Lighting Region 2 Edwards Recharge Zone District to "PUD MF-18 MLOD-1 MLR-2" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay District Military Lighting Region 2 and "PUD MF-18 MLOD-1 MLR-2 ERZD" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay District Military Lighting Region 2 Edwards Recharge Zone District with a reduced perimeter setback of 10-feet on 3.738 acres out of NCB 17403, generally located west of the intersection of Beckwith Boulevard and Vance Jackson Road. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z-2018-900040 ERZD

SUMMARY:

Current Zoning: "PUD MF-18 MLOD-1 MLR-2" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 and "PUD MF-18 MLOD-1 MLR-2 ERZD" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

Requested Zoning: "PUD MF-18 MLOD-1 MLR-2" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 and "PUD MF-18 MLOD-1 MLR-2 ERZD" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a reduced perimeter setback of 10-feet

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 18, 2018

Case Manager: Patricia Franco, Planner

Property Owner: Core Vizer, LLC

Applicant: Core Vizer, LLC

Representative: Patrick W. Christensen

Location: 5000 Block of Beckwith Boulevard

Legal Description: 3.738 acres out of NCB 17403

Total Acreage: 3.738

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: San Antonio Water Systems, Camp Bullis

Property Details

Property History: The property was annexed by the City of San Antonio in 1964 and 1971 with Ordinance 32614 and in 1971 with Ordinance 39169 and was originally zoned as Temporary "R-1" One Family Residence District. The property was rezoned from Temporary "R-1" to "B-2" Business District 1984 by Ordinance 58376, in 1984. The property converted from "B-2" to "C-2" Commercial District the property to "B-2" Commercial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001. The property was rezoned from "C-2" to "PUD MF-18" Planned Unit Development Limited Density Multi-Family by Ordinance 2016-10-06-0782, dated October 6, 2016.

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-3NA", "C-2"

Current Land Uses: Office Buildings and Retail Sporting Goods

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Fire Department, Vacant Lot

Direction: South

Current Base Zoning: "C-3NA", "C-2", "R-6"

Current Land Uses: Civic Center, Community Center, Office Buildings and Residence

Direction: West

Current Base Zoning: "C-3", "C-3R"

Current Land Uses: Hotel and Office Building

Overlay and Special District Information:

All surrounding properties carry the "MLOD" Camp Bullis Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD" 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.

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 Systems (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the "ERZD."

"PUD"

Planned Unit Developments provide flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography.

Transportation

Thoroughfare: Beckwith Boulevard

Existing Character: Local Street, one lane in each direction

Proposed Changes: None Known

Thoroughfare: Vance Jackson Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance of the property.

Traffic Impact: A Traffic Impact Analysis (TIA) report may be required.

Parking Information:

The minimum parking required is 1.5 parking spaces per residential unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "PUD MF-18" which permits multi-family dwellings, single-family dwellings (detached, attached or townhouse), two-family dwellings, three-family dwellings, four-family dwellings, row-house or zero-lot line dwelling, with a maximum density of 18 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools. The Planned Unit Development requires a 20-foot perimeter setback but it does not have any internal setbacks.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center, nor is it located within ½ of a mile of a Premium Transit Corridor.

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 designated as “Mixed Use Center” in the future land use component of the Plan. The requested “PUD MF-18” is consistent with the future land use classification.

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 property is currently zoned “PUD MF-18” which is a suitable zoning for the property and surrounding area. The requested rezoning is keeping the base zoning and permitted uses the same.

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 property is located within the North Sector Plan. The proposed rezoning will keep the base zoning of “PUD MF-18” the same but will permit the property owner to revise their previously approved Planned Unit Development site plan. The plan encourages a diverse housing stock to be located along arterials and employment centers. The property is located near the Medical Center, a major employment center and it is located near Vance Jackson Road, a secondary arterial.

Relevant Goals and Objectives of the North Sector Plan:

Goal HOU-1 - Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.

HOU-1.2 - 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.

Goal HOU-2 - High density housing is developed near post-secondary education facilities, principal and arterial transportation routes, and major employment areas.

6. Size of Tract:

The property is 3.738 acres, which could accommodate the proposed planned unit development.

7. Other Factors:

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.

SAWS recommendations:

1. The subject 1.06-acre site shall adhere to the previously approved 65% impervious cover for the overall 3.0I-acre site as established within the SAWS report for zoning case Z2016176.

The applicant is seeking the rezoning to reduce the Planned Unit Development (PUD) setback from the required 20-feet to 10-feet.