



City of San Antonio

Legislation Details (With Text)

File #: 19-1334

Type: Zoning Case

In control: Zoning Commission

On agenda: 1/15/2019

Title: ZONING CASE # Z-2018-900067 (Council District 8): A request for a change in zoning from "C-2 MLOD-1 MLR-1 MSAO" Commercial Camp Bullis Military Lighting Overlay District Military Lighting Region-1 Military Sound Attenuation Overlay District and "C-3 MLOD-1 MLR-1 MSAO" General Commercial Camp Bullis Military Lighting Overlay District Military Lighting Region-1 Military Sound Attenuation Overlay District to "MF-25 MLOD-1 MLR-1 MSAO" Low Density Multi-Family Camp Bullis Military Lighting Overlay District Military Lighting Region-1 Military Sound Attenuation Overlay District on 14.315 acres out of NCB 34760 and NCB 18333, located at the 19800 block of Cresta Bella. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900021)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

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-2018-900067
(Associated Plan Amendment PA-2018-900021)

SUMMARY:

Current Zoning: "C-2 MLOD-1 MLR-1 MSAO" Commercial Camp Bullis Military Lighting Overlay District Military Lighting Region-1 Military Sound Attenuation Overlay District and "C-3 MLOD-1 MLR-1 MSAO" General Commercial Camp Bullis Military Lighting Overlay District Military Lighting Region-1 Military Sound Attenuation Overlay District

Requested Zoning: "MF-25 MLOD-1 MLR-1 MSAO" Low Density Multi-Family Camp Bullis Military Lighting Overlay District Military Lighting Region-1 Military Sound Attenuation Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 15, 2019

Case Manager: Marco Hinojosa, Planner

Property Owner: Heatley Cresta Bella, LLC

Applicant: StoneHawk Capital Partners, LLC

Representative: Kaufman & Killen, Inc.

Location: Located at the 19800 block of Cresta Bella

Legal Description: 14.315 acres out of NCB 34760 and NCB 18333

Total Acreage: 14.315

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: Friends of San Antonio Natural Areas

Applicable Agencies: Camp Bullis

Property Details

Property History: The subject property was rezoned from "R-6" Residential Single-Family District to "C-3" General Commercial District by Ordinance 2006-01-26-0145, dated January 25, 2006. The property was further rezoned from "R-6" Residential Single-Family District to "C-2" Commercial District by Ordinance 2006-08-17-0950, dated August 17, 2006.

Topography: Portions of the property are within the 100-year flood plain. The property is also located within the Edwards Aquifer Contributing Zone.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2" and "MF-25"

Current Land Uses: Vacant and Multi-Family Residences

Direction: East

Current Base Zoning: "C-3" and "C-2"

Current Land Uses: Vacant

Direction: South

Current Base Zoning: "C-3" and "MF-25"

Current Land Uses: Vacant and Multi-Family Residences

Direction: West

Current Base Zoning: "C-2" and "C-3"

Current Land Uses: Vacant

Overlay and Special District Information:

"MLOD-1"

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.

"MSAO-1"

All surrounding properties carry the "MSAO-1" Camp Bullis Military Sound Attenuation Overlay District, due to their proximity to Camp Bullis. The "MSAO-1" does not restrict permitted uses, but does enforce construction standards intended to lessen the impact of external noise from the nearby military installation. The "MSAO-1" regulations apply to new construction of habitable structures.

Transportation

Thoroughfare: Cresta Bella

Existing Character: Collector

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Routes Served: NA

Traffic Impact: A Traffic Impact Analysis (TIA) is not required.

Parking Information: The minimum parking requirement for a multi-family development is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district of "C-2" and "C-3". "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic. "C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or a Premium Transit Corridor.

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 "General Urban Tier" in the future land use component of the plan. The requested "MF-25" base zoning is not compatible with the future land use designation. The applicant is requesting a Plan Amendment from "Rural Estate Tier" to "General Urban Tier" to accommodate the proposed rezoning. Staff recommends approval. Planning Commission continued to the February 13, 2019 meeting.

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 property is surrounded by commercial zoning.

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is appropriate for the subject property’s location; however, the portion that is “C-3” is not.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the North Sector Plan.

North Sector Plan Relevant Goals and Objectives:

- 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.
- HOU-2.3 Utilize High Density Residential as a buffer between principal and arterial roadways / non-residential (i.e. office, retail, commercial uses) and lower density residential housing

6. Size of Tract:

The subject property totals 14.315 acres in size, which will reasonably accommodate a multi-family development.

7. Other Factors:

The proposed development would consist of 350 multi-family units.

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.