



City of San Antonio

Legislation Details (With Text)

File #: 19-6043

Type: Zoning Case

In control: Zoning Commission

On agenda: 8/20/2019

Title: ZONING CASE Z-2019-10700125 ERZD (Council District 9): A request for a zoning change from "C-2 GC-3 MLOD-1 MLR-2 ERZD" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "MXD GC-3 MLOD-1 MLR-2 ERZD" Mixed-Use US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MF-25 GC-3 MLOD-1 MLR-2 ERZD" Low Density Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on 2.919 acres out of CB 4865 and CB 4926, generally located at Overlook Parkway and Highway 281 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600034) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. SAWS Report

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z-2019-10700125 ERZD
(Associated Plan Amendment PA-2019-11600034)

SUMMARY:

Current Zoning: "C-2 GC-3 MLOD-1 MLR-2 ERZD" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "MXD GC-3 MLOD-1 MLR-2 ERZD" Mixed-Use US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

Requested Zoning: "MF-25 GC-3 MLOD-1 MLR-2 ERZD" Low Density Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 20, 2019

Case Manager: Michael Pepe, Planner

Property Owner: Rogers / Bitterblue 281, Ltd.

Applicant: Jean Latsha

Representative: James McKnight (Brown & Ortiz, PC)

Location: Generally located at the southwest corner of Overlook Parkway and US Highway 281 North

Legal Description: 2.919 acres out of CB 4865 and CB 4926

Total Acreage: 2.919 acres

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis, Texas Department of Transportation, San Antonio Water Systems

Property Details

Property History: The property was zoned "C-2" and "MXD" upon being annexed into the City in 2016, according to Ordinance 2016 12-01-0902.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2 S"

Current Land Uses: Hospital

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Electrical Substation

Direction: West

Current Base Zoning: "MXD"

Current Land Uses: Vacant

Direction: South

Current Base Zoning: "MXD"

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.

“GC-3”

The US 281 Gateway Corridor District (“GC-3”) provides site development standards for properties within 4,000 feet along the US 281 north right-of-way. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department

"ERZD"

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: Overlook Parkway

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are no VIA bus 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: The parking minimum for a multifamily dwelling is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “MXD” Mixed Use District and “C-2” Commercial.

“MXD” Mixed Use districts provide a concentrated mix of residential, retail, service, and office uses. “C-2” Commercial districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

“MF-25” allows for any multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is part of the Stone Oak Regional Center but is not within 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 subject property is located within the North Sector Plan and is currently designated as “Suburban Tier” and “General Urban Tier” in the future land use component of the plan. The requested “MF-25” base zoning district is not consistent with the “Suburban Tier” future land use designation. For that tract of the property, the applicant submitted a Plan Amendment to “General Urban Tier.” Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “C-2” Commercial District and “MXD” Mixed Use District is an appropriate zoning for the property and surrounding area. However, the proposed “MF-25” Multi-family would also be appropriate for the area.

4. Health, Safety and Welfare:

Staff has not found 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

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 is 2.919 acres, which could reasonably accommodate multi-family uses.

7. Other Factors:

The applicant is proposing 73 units of multi-family.

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.

Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 2 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 50% on the site. Reference SAWS report dated July 8, 2019.