



City of San Antonio

Legislation Details (With Text)

File #: 20-3391
Type: Zoning Case
In control: Zoning Commission
On agenda: 6/2/2020
Title: ZONING CASE Z-2019-10700337 ERZD (Council District 9): A request for a change in zoning from "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MF-33 MLOD-1 MLR-2 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lot 3, Block 7, NCB 19218, generally located in the 20000 Block of Stone Oak Parkway. Staff recommends Approval. (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Map, 2. 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 Z-2019-10700337 ERZD

SUMMARY:
Current Zoning: "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

Requested Zoning: "MF-33 MLOD-1 MLR-2 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: June 2, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: 281/150 Stone Oak Developers, Ltd.

Applicant: GC Multi-Family Development, LLC

Representative: Killen, Griffen & Farrimond, PLLC

Location: Generally located in the 20000 Block of Stone Oak Parkway

Legal Description: Lot 3, Block 7, NCB 19218

Total Acreage: 13.330 acres

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis, Planning Department, San Antonio Water System

Property Details

Property History: The subject property was annexed into the city by Ordinance 86866, dated December 31, 1997 and was originally zoned Temporary "R-1" Single Family Residence District. The property was rezoned to "B-3" Business District by Ordinance 88539, dated September 24, 1998. The current "C-3" General Commercial District was converted from the previous "B-3" Business District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001.

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: "OCL"

Current Land Uses: Single-family dwellings

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: JP Morgan Chase corporate center

Direction: South

Current Base Zoning: "C-2" and "R-6"

Current Land Uses: Offices, residential subdivision

Direction: West

Current Base Zoning: "MF-25"

Current Land Uses: Apartments

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.

Transportation

Thoroughfare: Stone Oak Parkway

Existing Character: Secondary Arterial A

Proposed Changes: None

Public Transit: There is one VIA bus route within walking distance of the subject property.

Routes: 503

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 minimum parking requirement for apartments is 1.5 spaces per unit.

ISSUE: None.

ALTERNATIVES:

Current: The current “C-3” General Commercial District permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. This district promotes a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "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.

Proposed: The proposed “MF-33” Multi-Family District accommodates multi-family use with a maximum density of up to thirty-three (33) units per acre, depending on unit size. An "MF-33" district designation may be applied to a use in a multi-family residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multi-family use is desired.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within a regional center and 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 “Regional Center.” The requested “MF-33” is consistent with the future land use designation.

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. The proposed “MF-33” is consistent with the “MF-25” to the west of the subject site.

3. Suitability as Presently Zoned:

The current "C-3" General Commercial is an appropriate zoning for the property and surrounding area. The proposed "MF-33" is also suitable to the area and adds to the mix of residential and commercial zoning and uses in 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-1.1 Consider innovative allowances in zoning amendments that promote a variety of housing types in the North Sector and embrace flexible standards, including, but not limited to: zero lot lines, clustering of development, and density bonuses as per the Sector Land Use Plan.

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.

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 13.330 acres, which could reasonably accommodate apartments.

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. The Military has indicated that there are no objections to the request.

Based on the information provided to SAWS staff, SAWS recommends approval of the zoning request, provided that the impervious cover shall not exceed 65% on the site. Reference SAWS report dated April 28, 2020.

Based on the noted acreage the development could result in approximately 440 multi-family units.