



City of San Antonio

Agenda Memorandum

File Number:16-4116

Agenda Item Number: 5.

Agenda Date: 8/2/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2016158 S ERZD

SUMMARY:

Current Zoning: "MPCD GC-1 UC-1 MLOD AHOD ERZD" Master Planned Community Hill Country Gateway Corridor Loop 1604 Urban Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District

Requested Zoning: "MPCD S GC-1 UC-1 MLOD AHOD ERZD" Master Planned Community Hill Country Gateway Corridor Loop 1604 Urban Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for Motor Vehicle Sales

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 2, 2016

Case Manager: Shepard Beamon, Planner

Property Owner: Phase V North, LLC (Stanley Thomas)

Applicant: Echo Park Realty TX, LLC (John Russ)

Representative: Brown & Ortiz, PC

Location: 5700 North Loop 1604 West

Legal Description: Lot 10, Block 6, NCB 14747

Total Acreage: 4.1637

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 400 feet: None

Applicable Agencies: San Antonio Water System, Camp Bullis

Property Details

Property History: The subject property was annexed into the City Limits on February 25, 1971(Ordinance # 39169) and was originally zoned “Temporary R-1 ERZD” Single Family Residence Edwards Recharge Zone District. On May 9, 1974, the property was rezoned to “B-3” Business District (Ordinance # 43746). The property was rezoned to the base zoning district of MPCD on June 28, 2007 (Ordinance # 2007-06-28-0810).

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C3, MPCD

Current Land Uses: Vacant

Direction: East

Current Base Zoning: MPCD

Current Land Uses: Vacant

Direction: South

Current Base Zoning: UZROW

Current Land Uses: Loop 1604

Direction: West

Current Base Zoning: MPCD

Current Land Uses: Vacant

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

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.

The Hill Country Gateway Corridor District (“GC-1”) provides site development standards for properties within 1,000 feet of Interstate 10 between UTSA Blvd and the northern City Limits. 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.

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: North Loop 1604 West

Existing Character: Freeway

Proposed Changes: None known

Thoroughfare: IH 10 West

Existing Character: Freeway

Proposed Changes: None known

Public Transit: There is no VIA Bus Route located near the subject property.

Traffic Impact: Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Auto and Vehicle Sales - Minimum Vehicle Spaces: 1 per 500 sf GFA of sales and service building; Maximum Vehicle Spaces: 1 per 375 sf GFA of sales and service building

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current Master Planned Community Development classification and would not allow the operation of motor vehicle sales.

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 subject property is located within the North Sector Plan and is currently designated as Regional Center in the future land use component of the plan. The current base zoning and requested specific use are consistent with the adopted 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. The surrounding properties are currently vacant which creates little to no conflict with surrounding uses. The proposed use will be compatible with the surrounding land uses and overall character of the community.

3. Suitability as Presently Zoned:

The current "MPCD" base zoning is compatible with the surrounding land uses and with the proposed use for motor vehicle sales, as "MPCD" districts permit both residential and commercial uses.

4. Health, Safety and Welfare:

Staff has found no evidence of likely adverse impacts on the health, safety, and welfare of the surrounding community, provided the SAWS recommendations are adhered to.

5. Public Policy:

The proposed use meets the goals of the Regional Center land use classification within the North Sector Plan to promote compatible land use pattern so that natural resources are preserved and the local economy remains viable.

6. Size of Tract:

The subject property measures 4.1637 acres and is sufficient to accommodate the proposed auto and vehicle sales.

7. Other Factors:

Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 1 property. SAWS staff recommends approval of the zoning request, provided that the zoning change shall not have an impervious cover that exceeds 62% on the site. Reference SAWS report dated July 14, 2016.

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam and the City of San Antonio, the Military did not review the request because the property is less than 10 acres in size and does not directly abut the installation.

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but with may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The Specific Use Authorization in this case is a requirement of the Code for properties within the Edwards Recharge Zone District, which allows San Antonio Water System (SAWS) to examine the proposed use of the property and its conformity with SAWS requirements.