



City of San Antonio

Agenda Memorandum

File Number:17-1690

Agenda Item Number: 3.

Agenda Date: 2/21/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2016283 ERZD

(Associated Plan Amendment 16084)

SUMMARY:

Current Zoning: "C-3 MLOD-1 MSAO-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District and "C-2 MLOD-1 MSAO-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District

Requested Zoning: "MF-25 MLOD-1 MSAO-1 ERZD" Low Density Multi-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 21, 2017 (Postponed from the December 6, 2016)

Case Manager: Erica Greene, Planner

Property Owner: HEB Grocery Company, LP

Applicant: Allen Harrison Development Company, LLC

Representative: Kaufman & Killen, Inc.

Location: 20700 Block of Blanco Road

Legal Description: Lot 1, Block 37, NCB 19216

Total Acreage: 13.591 acres

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis, San Antonio Water System

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1997 and was previously zoned "Temp R-1 ERZD" Temporary Single-Family Edwards Recharge Zone District. A 1998 case, Ordinance #88239 zoned the subject property as "B-2 ERZD" Business Edwards Recharge Zone District and "B-3 ERZD" Business Edwards Recharge Zone District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2 ERZD" Commercial Edwards Recharge Zone District and "C-3 ERZD" General Commercial Edwards Recharge Zone District.

Topography: The entire property is located within the Edwards Recharge Zone.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3 ERZD

Current Land Uses: Private School

Direction: West

Current Base Zoning: OCL

Current Land Uses: Camp Bullis

Direction: South

Current Base Zoning: R-6 PUD ERZD

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: C-3 ERZD, C-2 ERZD, C-3 S ERZD

Current Land Uses: Child Learning Center, Parking Lot, Business Park, & Vacant Land

Overlay and Special District Information: 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.

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.

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: Blanco Road

Existing Character: Primary Arterial

Proposed Changes: None
Thoroughfare: Wilderness Oak
Existing Character: Local Street
Proposed Changes: None

Thoroughfare: Ranch Oak
Existing Character: Local Street
Proposed Changes: None

Thoroughfare: Gathering Oak
Existing Character: Local Street
Proposed Changes: None

Public Transit: There is not a VIA bus stop near the subject property.

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: Dwelling: Multi-Family (25 Units) requires a minimum of 1.5 per unit and a maximum of 2 per unit.

ISSUE:
None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "C-3 MLOD-1 MSAO-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District & "C-2 MLOD-1 MSAO-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District.

FISCAL IMPACT:
None.

RECOMMENDATION:

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 Land Use Plan, and is currently designated as Rural Estate Tier in the future land use component of the plan. The requested "MF-25" Low Density Multi-Family base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the land use from Rural Estate Tier to General Urban Tier. Staff recommends approval pending Plan Amendment.

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 proposed development acts as a buffer between Camp Bullis and the single-family neighborhood to the east.

3. Suitability as Presently Zoned:

The current “C-2” might be appropriate, but “C-3” base zoning district is not consistent with the land use plan. The “MF-25” base zoning is a more appropriate transition and buffer due to its location directly adjacent to residential uses.

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 rezoning request does not appear to conflict with land use goals and strategies of the North Sector Plan as it supports compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

6. Size of Tract:

The subject property totals 13.591 acres in size, which should reasonably accommodate the uses permitted in "MF-25 MLOD-1 MSAO-1 ERZD" Low Density Multi-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District

7. Other Factors:

The SAWS report has classified the subject property as Category 1. SAWS staff recommends approval of the zoning request with an impervious cover limitation of 59%.

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 review the request because the property is more than 10 acres in size and directly abut the installation.