



# City of San Antonio

## Agenda Memorandum

**File Number:** 17-3450

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**Agenda Item Number:** Z-17.

**Agenda Date:** 8/3/2017

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Zoning Case Z2017086 S ERZD

**SUMMARY:**

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

**Requested Zoning:** "MPCD S GC-1 MLOD-1 AHOD ERZD" Master Planned Community Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for Motor Vehicle Sales (to Amend the Site Plan)

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 16, 2017. This case was continued from the April 18, 2017 Zoning Commission hearing.

**Case Manager:** Erica Greene, Planner

**Property Owner:** Echo Park Realty TX, LLC

**Applicant:** John E. Russ

**Representative:** Brown & Ortiz

**Location:** 5610 North Loop 1604 West

**Legal Description:** Lot 10, Block 6, NCB 14747

**Total Acreage:** 4.1637

## **Notices Mailed**

**Owners of Property within 200 feet:** 9

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Department of Planning and Community Development, San Antonio Water System, and Camp Bullis

## **Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1971, Ordinance #39169 and was previously zoned "Temporary R-1" Single-Family Residence District. A 1974 case, Ordinance #43746, zoned the subject property as "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District. The property was rezoned, Ordinance # 2007-06-28-0810, to the base zoning district of MPCD on June 28, 2007.

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

## **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-3, MPCD

**Current Land Uses:** Vacant Lot, Commercial Business

**Direction:** West

**Current Base Zoning:** MPCD

**Current Land Uses:** Commercial Business

**Direction:** South

**Current Base Zoning:** ROW

**Current Land Uses:** IH-10

**Direction:** East

**Current Base Zoning:** MPCD

**Current Land Uses:** Vacant Lot

**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:** A 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 zoning district.

### **FISCAL IMPACT:**

None.

### **RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (7-1) recommend Approval with Conditions.

- 1) All SAWS recommendations.
- 2) The façade facing Loop 1604 must have solid concrete panels at least 42 inches tall above finished floor.

**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 requested “MPCD” Master Planned Community base zoning district is consistent with the future 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.

#### **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 indication of likely adverse effects on the public health, safety, or welfare.

#### **5. Public Policy:**

The applicant proposes motor vehicle sales on the subject property. The properties that are located around the subject property include other commercial uses. The rezoning request does not appear to conflict with land use goals and strategies of the North Sector Plan that support compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

The subject property is located within the UTSA Regional Center of the SA Tomorrow Comprehensive Plan. According to SA Tomorrow Comprehensive Plan, the UTSA Regional Center is a focus of entertainment and retail for the northern portion of the city. It has a good mixture of jobs and residents with a significant employment base and will benefit from increased housing and employment density. Further, multimodal connectivity should be prioritized.

The zoning change request is made to amend a previously approved Master Planned Community District specific use authorization site plan to expand the size of a building and to include the construction of a parking structure. The proposal does not increase the previously approved impervious cover area.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF Goal 2: Priority growth areas attract jobs and residents.

GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

GCF P22: Encourage development types and designs that promote and support water conservation practices.

GCF P24: Incentivize developments in or near the recharge and contributing zones and in areas identified by the watershed master plans of the Bexar Regional Watershed Management Consortium to use low impact development techniques, to meet minimum standards for pervious areas and to develop natural resources mitigation plans.

NRES P11: Encourage land intensive development patterns to locate outside of the Edwards Aquifer recharge and contributing zones and along preservation reaches of rivers and creeks. (See also GCF P26 and CHW P36)

The request does not conflict with the guiding principles of the Comprehensive Plan and is in keeping with the previously approved motor vehicle sales use. Furthermore, the request does not increase the area of impervious cover previously proposed.

#### **6. Size of Tract:**

The subject property totals 4.1637 acres in size, which should reasonably accommodate the uses permitted in “MPCD” Master Planned Community District.

#### **7. Other Factors:**

The applicant proposes motor vehicle sales on the subject property. This case was previously approved by City

Council in 2016; however the owner would like to amend the site plan to include a parking garage structure.

SAWS identify 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.

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.