



City of San Antonio

Agenda Memorandum

File Number:14-614

Agenda Item Number: Z-6.

Agenda Date: 4/3/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2014038 ERZD

SUMMARY:

Current Zoning: "R-6 ERZD MLOD-1" Residential Single-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District and "C-2NA ERZD MLOD-1" Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District

Requested Zoning: "O-1.5 ERZD MLOD-1" Mid-Rise Office Edwards Recharge Zone Camp Bullis Military Lighting Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 4, 2014

Case Manager: Trenton Robertson, Planner

Property Owner: San Antonio Christian Schools (by Bruce Johnson, Director)

Applicant: San Antonio Christian Schools (by Bruce Johnson, Director)

Representative: Kaufman & Killen, Inc.

Location: A portion of the 19000 Block of Redland Road

Legal Description: 6.636 acres out of NCB 17586

Total Acreage: 6.636

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Encino Park Home Owners Association is located within 200 feet

Planning Team: North Sector Plan-39

Applicable Agencies: San Antonio Water System and The Camp Bullis Military Installation

Property Details

Property History: A majority of the subject property was annexed in 1985 and the remainder was annexed in 2000, and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 2000 case, the southwestern portion of the property was rezoned to "B-2 NA" Nonalcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-6" Residential Single-Family District and "C-2 NA" Commercial Nonalcoholic Sales District, respectively. The subject property is not platted and is undeveloped.

Topography: The subject property has an abundance of trees and grasses. The subject property is not located within a floodplain.

Adjacent Base Zoning and Land Uses

Direction: West, North and East

Current Base Zoning: "R-6"

Current Land Uses: Undeveloped land and single-family residences

Direction: South

Current Base Zoning: "I-1", "C-3NA" and "C-2NA"

Current Land Uses: Construction contractor facility and undeveloped land

Direction: Southwest

Current Base Zoning: "MF-33"

Current Land Uses: Private school

Overlay and Special District Information: 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".

All surrounding properties carry the "MLOD" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD" 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: Redland Road

Existing Character: Secondary Arterial Type A 86'; two lanes in each direction with partial sidewalks

Proposed Changes: None known

Public Transit: There are no public transit lines in the area.

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: Off-street vehicle parking requirements for office uses are determined by the size of the

structure.

Professional Office - Minimum Parking Requirement: 1 space per 300 square feet Gross Floor Area (GFA).
Maximum Parking Requirement: 1 space per 140 square feet GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the current single-family residential zoning and the proposed office development will be prohibited.

FISCAL IMPACT:

None. The applicant paid all required zoning application fees.

RECOMMENDATION:

Staff and Zoning Commission (9-1) recommend approval.

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 Plan, and is currently designated as Suburban Tier in the future land use component of the plan. The requested “O-1.5” base zoning district is consistent with the adopted land use plan. The Suburban Tier accommodates a wide range of residential densities and commercial uses. The subject property is part of an extensive commercial node that includes the intersections of Loop 1604, State Highway 281, Sonterra Boulevard and Redland Road.

2. Adverse Impacts on Neighboring Lands:

The subject property is located over the Edwards Aquifer Recharge Zone. SAWS staff has identified a potential environmental concern regarding a large sinkhole located adjacent to the subject property and there is a potential for contamination of the Edwards Aquifer. SAWS staff recommends that a 60’-100’ buffer shall be provided to help mitigate environmental concerns.

3. Suitability as Presently Zoned:

The existing “C-2NA” and “R-6” zoning districts may be appropriate for the subject property due to the property’s location and significant frontage along Redland Road. Professional Office uses may provide a suitable transition between the arterial thoroughfare to the south and the residential development to the north.

4. Health, Safety and Welfare:

Other than the issues raised in the “Adverse Impacts” section above, staff has found no likely significant affects on the health, safety and welfare of the surrounding community.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is approximately 6.636 acres in size, which should be able to reasonably accommodate the uses permitted in “O-1.5” and required parking. The “O-1.5” district is meant to allow office uses with greater building size than the “O-1” district.

7. Other Factors:

SAWS staff recommends approval of the zoning request. The property is currently identified as a Category 2 property. SAWS staff recommends a maximum impervious cover limits of 50% on the subject property; as well as a number of conditions that are detailed in the SAWS report, attached.

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 Houston 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.