



City of San Antonio

Agenda Memorandum

File Number: 14-1292

Agenda Item Number: Z-18.

Agenda Date: 6/19/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:

Zoning Case Z2014157

SUMMARY:

Current Zoning: "C-2" Commercial District, "R-5" Residential Single-Family District, "R-6" Residential Single-Family District, "C-2 MLOD-1" Commercial Camp Bullis Military Lighting Overlay District and "R-6 MLOD-1" Residential Single-Family Camp Bullis Military Lighting Overlay District

Requested Zoning: "MF-18" Limited Density Multi-Family District and "MF-18 MLOD-1" Limited Density Multi-Family Camp Bullis Military Lighting Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 20, 2014

Case Manager: Brenda V. Martinez, Planner

Property Owner: SLF IV/Legacy NWSA, L.P. (by Peter M. Aberg, Vice President, Legacy Capital Company II, General Partner or Legacy Capital Partners II, General Partner)

Applicant: SLF IV/Legacy NWSA, L.P. (by Peter M. Aberg, Vice President, Legacy Capital Company II, General Partner or Legacy Capital Partners II, General Partner)

Representative: Kaufman & Killen, Inc. c/o Ashley Farrimond

Location: Portions of the 6200 through 6500 Blocks of De Zavala Road

Legal Description: 22.402 acres out of NCB 14861

Total Acreage: 22.402

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Oakmont Downs Homeowners Association is within 200 feet.

Planning Team: North Sector Plan - 39

Applicable Agencies: The Camp Bullis Military Installation

Property Details

Property History: The subject property is currently undeveloped. The property was annexed in 1972 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the "R-6" Residential Single-Family District. In a 2006 case, portions of the subject property were rezoned to "R-5" Residential Single-Family District and "C-2" Commercial District.

Topography: The property has a slight slope, and an abundance of grasses, shrubs and trees. A portion of the site near the southwest property line appears to be in the 100 year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North and West

Current Base Zoning: "C-2", "R-6", "R-5" and "MF-18"

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: "C-2" and "C-3"

Current Land Uses: Apartments and a Water Detention Basin

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences

Overlay and Special District Information: Some of the 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: De Zavala Road

Existing Character: Secondary Arterial Type A Street, 2 lanes in each direction with a center turning lane

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 604 line, which operates along Babcock and De Zavala Road.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed development does not exceed the threshold requirements. Turn lane requirements to be determined at the building permit stage.

Parking Information: The minimum parking requirement for multi-family dwellings is 1.5 spaces per unit and the maximum parking requirement is 2 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current commercial and single-family residential zoning classifications.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (7-0) 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 Section. The zoning request is consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed multi-family zoning is appropriate for the area. Multi-family zoning is most appropriate at the periphery of single-family neighborhoods, and along arterials or major thoroughfares where such uses can support existing and planned commercial development. The site is located in an area with existing single-family, multi-family and commercial uses as well as appropriate traffic circulation to major thoroughfares (Babcock Road and De Zavala Road). The proposed use will be compatible with the surrounding land uses and overall character of the community.

3. Suitability as Presently Zoned:

Both the existing “C-2” base zoning district and the requested multi-family designation are suitable for the property’s location along an arterial thoroughfare.

The “C-2” Commercial zoning district accommodates commercial and retail uses that are more intensive in character than neighborhood or light commercial, and which generate a greater volume of vehicular or truck traffic. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

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 request does not appear to conflict with any public policy objective. The request is consistent with the North Sector Plan.

6. Size of Tract:

The subject property measures 22.402 acres. Should the requested rezoning be approved, the subject property could accommodate a multi-family development with up to approximately 403 dwelling units. The applicant is estimating 304 dwelling units for the site.

7. Other Factors:

A portion of 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 Garrison Commander did not review the zoning request because the tract is located south of Loop 1604.