City of San Antonio

Agenda Memorandum

File Number:21-4284

Agenda Item Number: Z-14.

Agenda Date: 6/17/2021

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:
Zoning Case Z-2019-10700341 ERZD

SUMMARY:
Current Zoning: “C-3 MLOD-1 MLR-2 ERZD” General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and “C-3 MLOD-1 MLR-2” General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

Requested Zoning: "MF-33 MLOD-1 MLR-2 ERZD” Multifamily Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "MF-33 MLOD-1 MLR-2” Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District (All Overlays Remain Unchanged)

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 18, 2021

Case Manager: Michael Pepe, Sr. Planner

Property Owner: WRI Fiesta Trails

Applicant: HPI Residential LLC

Representative: Killen, Griffin, & Farrimond, PLLC

Location: 12631 Vance Jackson Road

Legal Description: Lot 33, NCB 14857

Total Acreage: 10.357

Notices Mailed

Owners of Property within 200 feet: 34
Registered Neighborhood Associations within 200 feet: Huntington Place Homeowner's Association
Applicable Agencies: San Antonio Water System, Camp Bullis

Property Details

Property History: The property was annexed by Ordinance 32614 dated September 24, 1964. The property was rezoned from Temporary "R-1" to "B-3" Business District by Ordinance 42655 dated August 16, 1973. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3" converted to the current "C-3" General Commercial District.

Topography: A portion subject property is located within Edwards Aquifer Recharge Zone and a portion is within the Artesian Zone.

Adjacent Base Zoning and Land Uses

Direction: North
Current Base Zoning: "C-3"
Current Land Uses: Strip Retail

Direction: East
Current Base Zoning: "R-6"
Current Land Uses: Single-Family Dwellings

Direction: South
Current Base Zoning: "R-5"
Current Land Uses: Single-Family Dwellings

Direction: West
Current Base Zoning: "C-3"
Current Land Uses: Strip Retail

Overlay and Special District Information:

"MLOD-1"
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.

"ERZD"
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: Vance Jackson
Existing Character: Principal Arterial
Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 97, 603

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information: The minimum parking requirement for a Multi-Family Dwelling is 1.5 spaces per unit.

ISSUE:
None.

ALTERNATIVES:
Current: C-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed: MF-33 allows a Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 33 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor
The subject property is not within a Regional Transit Center or located within a half mile of a Premium Transit Corridor.

RECOMMENDATION:
Staff Analysis and 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 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 "MF-33" base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:
Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern. The uses permitted by "MF-33" mitigate potential impacts currently permitted within the "C-3" General Commercial zoning.

3. Suitability as Presently Zoned:
The existing "C-3" General Commercial base zoning is an appropriate zoning district for the surrounding area. The proposed "MF-33" zoning is a more appropriate zoning for the area, as the "MF-33" acts as a buffer

between the large thoroughfare and the existing single-family neighborhoods nearby.

4. Health, Safety and Welfare:
Staff has not found indication of likely adverse effects on the public health, safety, or welfare. The recommendations of the San Antonio Water System report assist in mitigating potential environmental impact.

5. Public Policy:
The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the North Sector Plan:

- HOU-1.1 Consider innovative allowances in zoning amendments that promote a variety of housing types in the North Sector and embrace flexible standards, including, but not limited to: zero lot lines, clustering of development, and density bonuses as per the Sector Land Use Plan.
- HOU-2.3 Utilize High Density Residential as a buffer between principal and arterial roadways / non-residential (i.e. office, retail, commercial uses) and lower density residential housing.
- HOU-2.4 Consider the use of High Density Residential along the periphery of concentrated employment areas to foster a compatible land use transition between single family detached/attached residential neighborhoods and concentrated locations of non-residential uses.

6. Size of Tract:
The subject property is approximately 10.357 acres, which would adequately support the requested residential uses.

7. Other Factors:
The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

SAWS Recommendation is that impervious cover shall not exceed 65% on the portion of the property in the Edwards Recharge Zone.