



City of San Antonio

Agenda Memorandum

File Number: 15-4469

Agenda Item Number: Z-16.

Agenda Date: 8/20/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2015170 ERZD

SUMMARY:

Current Zoning: "C-3 MLOD ERZD" General Commercial Military Lighting Overlay Edwards Recharge Zone District

Requested Zoning: "MF-33 MLOD ERZD" Multi-Family Military Lighting Overlay Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 07, 2015

Case Manager: Logan Sparrow, Senior Planner

Property Owner: A. Bradford Galo, President, Galo, Inc., General Partner, ABG Enterprises, Ltd.

Applicant: Greystar GP II, L.L.C.

Representative: Kaufman & Killen

Location: 18610 Tuscany Stone

Legal Description: Lot 16, Block 1, NCB 17428

Total Acreage: 4.3255

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: None.

Planning Team: North Sector-28

Applicable Agencies: SAWS

Property Details

Property History: Currently, the subject property is a vacant lot. The parcel was initially zoned “B-3 R” Business Restrictive Alcohol Sales District, following the adoption of Ordinance 71724, dated June 14, 1990. The property was later rezoned from “B-3 R ERZD” to “B-3 ERZD” Business Edwards Recharge Zone District following the adoption of Ordinance 99064, dated April 8, 2004.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2

Current Land Uses: Multi-Family

Direction: East

Current Base Zoning: MF-25

Current Land Uses: Multi-Family

Direction: South

Current Base Zoning: C-3

Current Land Uses: Drainage ROW

Direction: West

Current Base Zoning: C-3

Current Land Uses: Drainage ROW

Overlay and Special District Information: The subject property, and all surrounding properties, are located within the “MLOD” Military Lighting Overlay District. The “MLOD” does restrict lighting on the subject property. Any proposed lighting must be reviewed by the Development Services Department.

Transportation

Thoroughfare: Tuscany Stone

Existing Character: Local Street, one lane in each direction with sidewalks.

Proposed Changes: None known.

Public Transit: Via bus route 2 operates along Loop 1604 Frontage south of the subject property.

Traffic Impact: A Traffic Impact Analysis is required.

Parking Information: Apartments must provide a minimum of 1.5 parking spaces per unit and a maximum of two parking spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the zone change request would result in the subject property retaining its current "C-3 MLOD ERZD"

General Commercial Military Lighting Overlay Edwards Recharge Zone District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) 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 Future Land Use Plan and currently designated as Regional Center in the future land use component of the plan. The requested “MF-33” Multi-Family District is consistent with the adopted 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 zone change request. The proposed use is consistent with the established development pattern of the surrounding area including other multi-family complexes to the north and south of the subject property.

3. Suitability as Presently Zoned:

The current “C-3” General Commercial base zoning district is also appropriate for the surrounding area.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

As the request is consistent with the North Sector Future Land Use Plan, staff finds that this zone change request does not appear to be in conflict with any stated public policy.

6. Size of Tract:

The 4.3255 acre parcel of land is of sufficient size for the proposed development.

7. Other Factors:

SAWS has reviewed the zone change request and has recommended approval, contingent upon the following site specific recommendations.

1. The impervious cover shall not exceed 60% on the site.