

ZONING CASE: Z2006-002

City Council District No. 8

Requested Zoning Change

From "R-6" and "R-20" To "MF-25" and "C-3"

Date: January 26, 2006

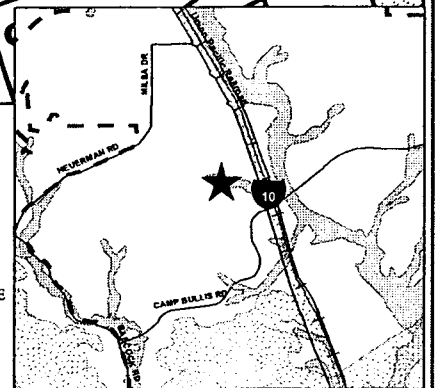
Scale: 1" = 400'

Subject Property

200' Notification



C:\Dec_6_2005



CASE NO: Z2006002

Staff and Zoning Commission Recommendation - City Council

Date: January 26, 2006

Zoning Commission Meeting Date: January 17, 2006

Council District: 8 **Ferguson Map:** 480 A7/A8/B7/B8

Applicant: Owner

Kaufman and Associates, Inc. BP HWY 10 San Antonio, Ltd.

Zoning Request: From "R-6" Residential Single-Family District, "R-6" GC-1 Residential Single-Family Gateway Corridor District, "R-20" Residential Single-Family District and "R-20" GC-1 Residential Single-Family Gateway Corridor District to "MF-25" Multi-Family District and "MF-25" GC-1 Multi-Family Gateway Corridor District on 65.095 acres, "C-3" General Commercial District on 41.396 acres, and "C-3" GC-1 General Commercial Gateway Corridor District on 30.197 acres

Property Location: 136.688 acres out of NCB 18333 and NCB 34760

19000 and 20000 Block of IH 10 West

Approximate Northwest Corner of IH 10 West and Camp Bullis Road

Proposal: To develop a mixed-use project

Neighborhood Association: None

Neighborhood Plan: None

Traffic Impact Analysis

A Traffic Impact Analysis has been submitted. The current zoning, "R-6" and "R-20" on approximately 136 acres would generate approximately 1,030 hourly and 10,100 daily vehicle trips. The property is proposed to be zoned "C-3" (about 76 acres with 841,253 square foot of retail uses), and "MF-25" (about 65 acres with 1,625 units). The proposed development is projected to generate 4,163 hourly and 47,043 daily vehicle trips, an increase of 37,000 vehicle trips per day. Traffic generated is based on typical traffic for tracts of this size since no detailed site plan has been submitted. An updated TIA may be required if detailed site plans differ significantly from typical development. Access is primarily from IH 10 (95%) and Heuermann Road (5%). Heuermann is a 86 foot wide secondary arterial on the Major Thoroughfare Plan, currently a two lane roadway. The Texas Department of Transportation shows limited traffic volumes in year 2000. Recommendations include construction of right turn deceleration lanes to the project on the IH 10 frontage road, and construction of new collector roads off of Heuermann and the loop road off of IH10. The TIA Division recommends support of the requested rezoning.

Staff Recommendation:

Approval

The applicant is requesting a rezone of approximately 136 acres from "R-6" and "R-20," single-family zoning, to "MF-25" and "C-3," multi-family and commercial zoning. The amount of proposed "MF-25" zoning totals about 65 acres (48%), the proposed "C-3" zoning totals about 71 acres (52%). Portions of those properties currently zoned "R-6" and "R-20" are located within the Gateway Corridor Overlay District (GC-1). The acreages identified in this request are to be developed along with tracts of land immediately to the west which already have "R-6," or single-family residential, zoning. The applicants intend to record deed restrictions that will limit both the density and allowable uses within the mixed-use development.

Much of the existing commercial zoning in the immediate vicinity dates to 2001, and the urban corridor overlay was first applied in 1993. Most of the remaining residential zoning converted from the "Temp R-1"

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Staff and Zoning Commission Recommendation - City Council

zoning following the 2001 adoption of the Unified Development Code (UDC) although some of the existing residential zoning dates to 1999.

A Rodeway Inn is located on a parcel zoned "C-2" GC-1 at the approximate southern corner of the proposed rezone, but is not included in this request, and to the east across IH-10 is a mobile/manufactured home subdivision zoned "MH" GC-1. There is an existing single-family residence located on the large tract of land zoned "R-6" and an RV sales site on land zoned "C-2" GC-1 and both of these properties are generally surrounded by the 136 acres identified in the rezoning application.

A calculation of the gross acreage for areas proposed for the "MF-25" zoning would yield a potential of 1,625 multi-family units, consisting of condominiums and apartments. Additional single-family units would be constructed to the west on lands already zoned "R-6." Also, an estimated 841,253 square feet of commercial retail use is proposed for those areas to be zoned "C-3" and along with other uses including a hospital and a variety of medical and other service-related office uses that include live-work units.

Property that is located within the gateway corridor will be subject to the specific development standards of this overlay. Further, for those properties rezoned to "C-3," Type "C" landscape buffers will be required where these commercial districts abut residential districts.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Matthew Taylor 207-5876

VOTE

FOR	9
AGAINST	0
ABSTAIN	1
RECUSAL	0

Z2006002

ZONING CASE NO. Z2006002 – January 17, 2006

Applicant: Kaufman & Associates, Inc.

Zoning Request: "R-6" Residential Single-Family District, "R-6" "GC-1" Residential Single Family Gateway Corridor District and "R-20" Residential Single-Family District to "MF-25" Multi Family District on 65.095 acres, "C-3" General Commercial District on 41.396 acres, and "C-3" "GC-1" General Commercial Gateway Corridor District on 30.197 acres.

Lucy Gentry, 100 W. Houston, representing the owner, stated this project would contain a mix of residential, multi family and commercial uses with plans to construct a hotel, hospital live work units office and various retail amenities. She stated she they have had on going communication with the representative from Crown Ridge Neighborhood Association who are in support. She further stated they have also been in contact with representatives from Friedrich Park who are also in support.

FAVOR

Francine Romero, 7518 Peppervine Ln., President of Friends of Friedrich Park, stated their intent is not just to protect the two properties but also to unique environments around them. She stated they have met with the representative of this case and are in support of their proposal.

Staff stated there were 18 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff has received a letter of support from Crownridge Neighborhood Association. Staff also received comments from Friedrich Park who are in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Stribling and seconded by Commissioner McAden to recommend approval.

1. Property is located on 136.688 acres out of NCB 18333 and NCB 34760 at 19000 and 20000 Block of IH 10 West.
2. There were 18 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

Z2006002

**AYES: Martinez, Robbins, Rodriguez, Kissling, Sherrill, McAden, Avila, Stribling,
Gray**

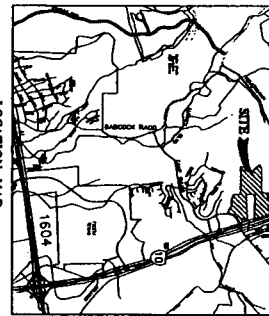
NAYS: None

ABSTAIN: Marshall

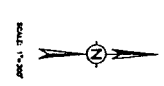
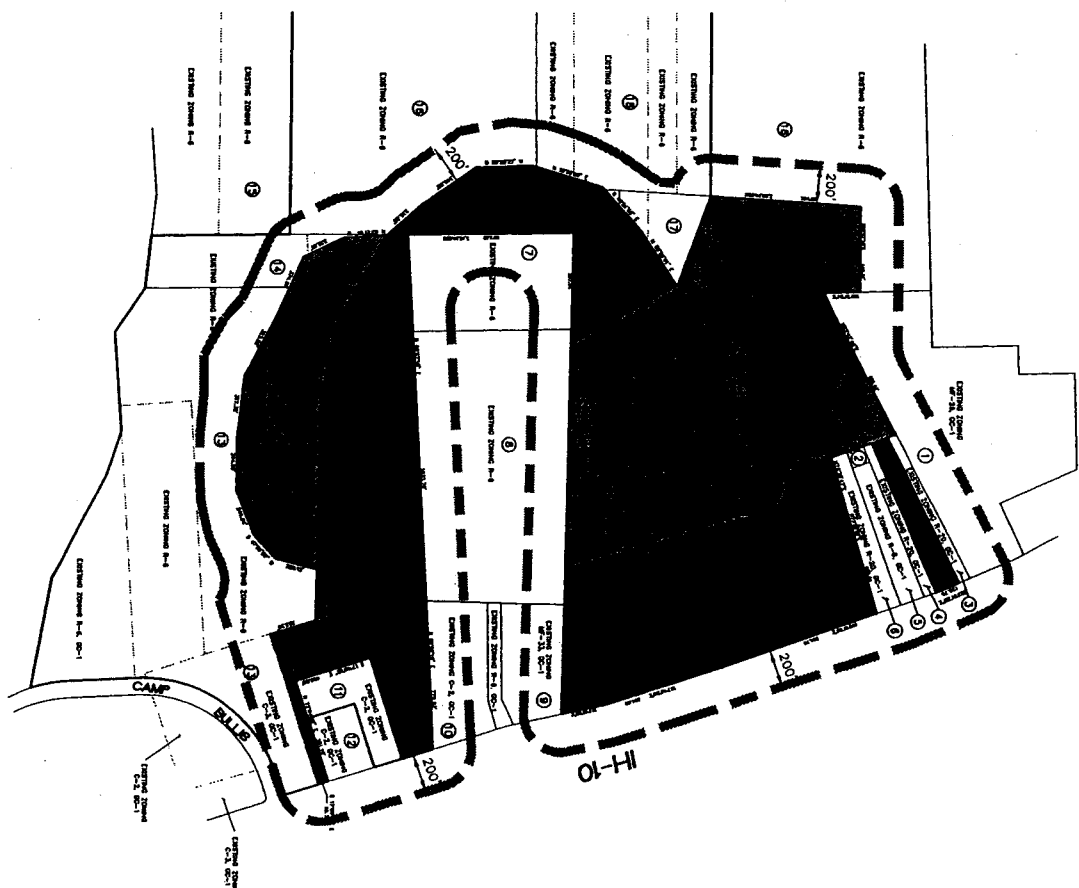
THE MOTION CARRIED

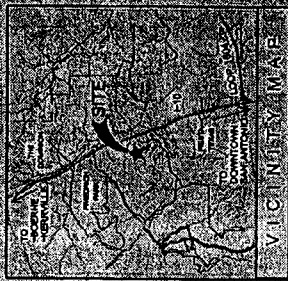
RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



NO.	TRACT	OWNER	ADDRESS	EXISTING ZONING
1	P-26	BOAT & MOTORBOAT INC	200 E. WYOMING ST. SAN ANTONIO, TX 78202-1248	OF-2A, GC-1
2	P-26, P-48	WAGNER INVESTMENTS INC	200 E. WYOMING ST. SAN ANTONIO, TX 78202-1248	P-2A, GC-1
3	P-48	JOHN SACKET HOMES INC	200 E. WYOMING ST. SAN ANTONIO, TX 78202-1248	P-2A, GC-1
4	P-3	THE S. ALBION & SONS	200 E. WYOMING ST. SAN ANTONIO, TX 78202-1248	P-2A, GC-1
5	P-2, P-4A	WAGNER INVESTMENTS INC	200 E. WYOMING ST. SAN ANTONIO, TX 78202-1248	P-2A, GC-1
6	P-2, P-3	LYNN ELLI ALUMINUM	200 E. WYOMING ST. SAN ANTONIO, TX 78202-1248	P-2A, GC-1
7	P-2, P-3	ALUMINUM CONSTRUCTION, BUILDING	200 E. WYOMING ST. SAN ANTONIO, TX 78202-1248	P-2A, GC-1
8	P-2, P-3	ALUMINUM CONSTRUCTION, BUILDING	200 E. WYOMING ST. SAN ANTONIO, TX 78202-1248	P-2A, GC-1
9	P-2, P-3	ALUMINUM CONSTRUCTION, BUILDING	200 E. WYOMING ST. SAN ANTONIO, TX 78202-1248	P-2A, GC-1
10	P-2, P-3	ALUMINUM CONSTRUCTION, BUILDING	200 E. WYOMING ST. SAN ANTONIO, TX 78202-1248	P-2A, GC-1
11	P-2, P-3	ALUMINUM CONSTRUCTION, BUILDING	200 E. WYOMING ST. SAN ANTONIO, TX 78202-1248	P-2A, GC-1
12	P-2, P-3	ALUMINUM CONSTRUCTION, BUILDING	200 E. WYOMING ST. SAN ANTONIO, TX 78202-1248	P-2A, GC-1
13	P-2, P-3	ALUMINUM CONSTRUCTION, BUILDING	200 E. WYOMING ST. SAN ANTONIO, TX 78202-1248	P-2A, GC-1
14	P-2, P-3	ALUMINUM CONSTRUCTION, BUILDING	200 E. WYOMING ST. SAN ANTONIO, TX 78202-1248	P-2A, GC-1
15	P-2, P-3	ALUMINUM CONSTRUCTION, BUILDING	200 E. WYOMING ST. SAN ANTONIO, TX 78202-1248	P-2A, GC-1
16	P-2, P-3	ALUMINUM CONSTRUCTION, BUILDING	200 E. WYOMING ST. SAN ANTONIO, TX 78202-1248	P-2A, GC-1
17	P-2, P-3	ALUMINUM CONSTRUCTION, BUILDING	200 E. WYOMING ST. SAN ANTONIO, TX 78202-1248	P-2A, GC-1
18	P-2, P-3	ALUMINUM CONSTRUCTION, BUILDING	200 E. WYOMING ST. SAN ANTONIO, TX 78202-1248	P-2A, GC-1
19	P-2, P-3	ALUMINUM CONSTRUCTION, BUILDING	200 E. WYOMING ST. SAN ANTONIO, TX 78202-1248	P-2A, GC-1
20	P-2, P-3	ALUMINUM CONSTRUCTION, BUILDING	200 E. WYOMING ST. SAN ANTONIO, TX 78202-1248	P-2A, GC-1





POTENTIAL CONDOMINIUM THEME

POTENTIAL ENTRY DESIGN

CONCEPT FOR
APARTMENT/RECREATION CENTER

POTENTIAL RETAIL CHARACTER

SCALE 1" = 500'



D

DEVELOPMENT CONCEPT

CAMP BULLS / INTERSTATE 10 PROPERTY

BARUCH PROPERTIES & POST OAK DEVELOPMENT

Carter Burgess

PROJECT #810332.012

DATE: 09-09-2005