



City of San Antonio

Legislation Details (With Text)

File #: 15-2330

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/7/2015

Title: ZONING CASE # Z2015094 S ERZD (Council District 8): A request for a change in zoning from "R-6 MLOD ERZD" Residential Single Family Military Lighting Overlay Edwards Recharge Zone District to "O-1 S MLOD ERZD" Office Military Lighting Overlay Edwards Recharge Zone District with a Specific Use Authorization for a Non-Commercial Parking Lot on 0.997 acres of NCB 14866 out of CB 4543 and CB 4547. A portion of the 7500 Block of North Loop 1604 West. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-094_Location Map, 2. Z2015094 S ERZD_Site Plan, 3. Z2015094 S ERZD_SAWS

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2015094 S ERZD

SUMMARY:

Current Zoning: "R-6 MLOD ERZD" Residential Single Family Military Lighting Overlay Edwards Recharge Zone District

Requested Zoning: "O-1 S MLOD ERZD" Office Military Lighting Overlay Edwards Recharge Zone District with a Specific Use Authorization for a Non-Commercial Parking Lot

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 7, 2015

Case Manager: Ernest Brown, Planner

Property Owner: H. Kyle Seale Family Properties, Ltd. (by Daniel K. Seale, Manager of Enino Grande, L.L.C., General Partner)

Applicant: Kyle Seale Crossings, Ltd. (by Mildred Zayas, Member)

Representative: Golden Steves Cohen & Gordon, LLP (Trey Jacobson)

Location: A portion of the 7500 Block of North Loop 1604 West

Legal Description: 0.997 acres of NCB 14866 out of CB 4543 and CB 4547

Total Acreage: 0.997

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: Hills and Dales Neighborhood Association

Planning Team: North Sector Plan-40

Applicable Agencies: Camp Bullis

Property Details

Property History: The subject property was annexed in 1971, and was originally zoned Temporary “R-1 ERZD” Single-Family Residence Edwards Recharge Zone District then rezoned to “R-1 ERZD” Single Family Residence Edwards Recharge Zone District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6 ERZD” Residential Single Family Edwards Recharge Zone District. The subject property is not platted in its current configuration and has not been developed.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-2 ERZD”, “R-6 ERZD”

Current Land Uses: Health Care, vacant

Direction: West

Current Base Zoning: “R-6 ERZD”

Current Land Uses: Vacant

Overlay and Special District Information: 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.

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: North Loop 1604 West

Existing Character: Expressway; two lanes each direction divided with two lanes each direction access road both side.

Proposed Changes: None known

Public Transit: There are not VIA routes nearby subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to a noncommercial parking lot.

Noncommercial parking lots are not applicable for parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff 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 Rural Estate Tier in the future land use component of the plan. The subject property is consistent with the requested zoning change and the current land use designation Sector Plan.

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.

3. Suitability as Presently Zoned:

The existing "R-6" base zoning district is not appropriate with surrounding land uses and location fronting an expressway.

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

6. Size of Tract:

The subject property measures 0.997 acres in size which can adequately accommodate the uses permitted in "O-1".

7. Other Factors:

Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 1 property. SAWS staff recommends approval of the zoning request, provided that any future development on the property after the zoning classification has been changed, must be restricted as stated in the Environmental Section of their SAWS dated January 15, 2015.

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 rezoning request because the tract is less than 10 acres in size and does not abut the installation.