



City of San Antonio

Legislation Details (With Text)

File #: 16-1162

Type: Zoning Case

In control: Zoning Commission

On agenda: 1/19/2016

Title: ZONING CASE # Z2015093 CD S ERZD (Council District 9): A request for a change in zoning from "C-2 MLOD-1 AHOD ERZD" Commercial Camp Bullis Military Lighting Airport Hazard Overlay Edwards Recharge Zone District to "C-2 CD S MLOD-1 AHOD ERZD" Commercial Camp Bullis Military Lighting Airport Hazard Overlay Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for an Office Warehouse on Lot 18, Block 13, NCB 13827 located at 139 Kenley Place. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-093 Location Map, 2. Z2015093 CD S ERZD_SP, 3. Z2015093 CD S ERZD_SAWS

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2015093 CD S ERZD

SUMMARY:

Current Zoning: "C-2 MLOD-1 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District

Requested Zoning: "C-2 CD S MLOD-1 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for an Office Warehouse

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 19, 2016

Case Manager: Ernest Brown, Planner

Property Owner: MC Tile, Inc. (Octaviano Cruz, Director)

Applicant: Michelle M. Hanson

Representative: Michelle M. Hanson

Location: 139 Kenley Place

Legal Description: Lot 18, Block 13, NCB 13827

Total Acreage: 0.720

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Shady Oaks Neighborhood Association

Applicable Agencies: Camp Bullis

Property Details

Property History: The subject property was annexed into the City Limits in 1972 and was originally zoned "Temporary R-1" Temporary Single-Family Residence District. In 1985 the subject property was rezoned to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-2" Commercial District. The subject property was platted in its current configuration in 2007 as described by deed and plat records (volume 9576, page 77 of the Deed and Plat Records of Bexar County, Texas). The subject property is vacant and undeveloped.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North, East

Current Base Zoning: C-3, C-2, NP-10

Current Land Uses: Motel, Office

Direction: South, West

Current Base Zoning: C-3

Current Land Uses: Motel, Vacant

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

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".

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.

Public Transit: There are no nearby VIA transit route to the 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 Office Warehouse.

Minimum Parking Requirement: 1 per 2,000 Square foot Gross Floor Area;

Maximum Parking Requirement: 1 per 200 Square foot Gross Floor Area.

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 recommends 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 Suburban Tier in the future land use component of the plan. The subject property is consistent with the current 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.

3. Suitability as Presently Zoned:

The existing base zoning and use is consistent with the surrounding pattern of development.

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 proposed development will not have a negative impact on the vision of the North Sector Plan that will prevent the preserving of natural resources. The proposed development will provide a compatible land use fabric that will integrate a sustainable development pattern.

6. Size of Tract:

The subject property measures 0.720 of an acre tract and is sufficient to accommodate the proposed Office Warehouse and parking requirements.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but with may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The conditional use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

Staff recommends the following conditions if approved:

1. A six-foot tall, solid screen fence shall be maintained where the subject property abuts residential zoning or uses.
2. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90-degree or less cut-off fixtures.

Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 2 property. SAWS staff recommends approval of the zoning request and the impervious cover shall not exceed 60% on the site.

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 Military did not review the request because the property is less than 10 acres in size and does not directly abut the installation.