



City of San Antonio

Legislation Details (With Text)

File #: 17-2373

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/4/2017

Title: ZONING CASE # Z2017078 S ERZD (Council District 8): A request for a change in zoning from "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Wireless Communication System on 0.083 acres out of NCB 15825, located in the 5000 block of Beckwith Boulevard. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Site Plan, 2. Location Map, 3. Z2017078 S ERZD

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2017078 S ERZD

SUMMARY:

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

Requested Zoning: "C-2 S MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Wireless Communication System

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 4, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: G. Cram Properties, LLC

Applicant: San Antonio Television, LLC

Representative: Kaufman & Killen, Inc

Location: 5000 Block of Beckwith Boulevard

Legal Description: 0.083 acres out of NCB 15825

Total Acreage: 0.083

Notices Mailed

Owners of Property within 200 feet: 3

Registered Neighborhood Associations within 200 feet: Woodland Park Neighborhood Association

Applicable Agencies: San Antonio Water System

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1964 and was previously zoned "Temp R-1" Temporary Single-Family Residence District. A 1984 case rezoned the property to "B-2" Business District (Ordinance 58376). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District.

Topography: The property is located within the Edwards Aquifer Recharge Zone and Mandatory Detention Area.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: C-2

Current Land Uses: San Antonio Fire department Station

Direction: South

Current Base Zoning: C-2, C-3NA

Current Land Uses: Vacant Lots

Direction: East

Current Base Zoning: R-4 PUD, R-6 PUD

Current Land Uses: Single-Family Residential

Overlay and Special District Information:

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: Beckwith Boulevard

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 603 is located within walking distance from the subject property.

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

Parking Information: Wireless Communications System- Minimum: 1 per service Employee. Maximum: NA

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district.

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 property is located within the North Sector Plan, and is currently designated as Mixed Use Center in the future land use component of the plan. The requested “C-2” Commercial base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The applicant requests this zone change for approval of a Specific Use Authorization for a Wireless Communication System.

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is appropriate for the subject property’s location. The request will not change the base zoning, but will add the specific use authorization.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. There are no residential homes within 200 feet of the proposed wireless communication system.

5. Public Policy:

The rezoning request does not appear to conflict with any public policy objective, because it is consistent with the plan.

6. Size of Tract:

The subject property totals 0.083 acres in size, will reasonably accommodate the uses permitted in “C-2” Commercial District.

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 SAWS report has classified the subject property as Category 1. SAWS staff recommends approval of the zoning request with an impervious cover limitation of 65%.