



City of San Antonio

Legislation Details (With Text)

File #: 16-4194

Type: Zoning Case

In control: Zoning Commission

On agenda: 8/2/2016

Title: ZONING CASE # Z2016199 CD (Council District 8): A request for a change in zoning from "R-6 MLOD AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to "R-6 CD MLOD AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay District with Conditional Use for a Medical Office on 3.03 acres out of NCB 17844, located at 13409 and 13411 George Road. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016199 CD Map, 2. Z2016199 CD Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2016199 CD

SUMMARY:

Current Zoning: "R-6 MLOD AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay District

Requested Zoning: "R-6 CD MLOD AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay District with Conditional Use for a Medical Office

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 2, 2016

Case Manager: Erica Greene, Planner

Property Owner: Fitness Practice Management & David and Bethene Player

Applicant: David Player

Representative: David Player

Location: 13409 and 13411 George Road

Legal Description: 3.03 acres out of NCB 17844

Total Acreage: 3.03

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "Temporary R-1" Single-Family Residence District. A Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District.

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

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: R-20

Current Land Uses: Vacant Land

Direction: East

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

Current Land Uses: Offices, Learning Center, & Duplexes

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 "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

Transportation

Thoroughfare: George Road

Existing Character: Collector Street

Proposed Changes: None

Public Transit: The nearest VIA bus routes are #97 within walking distance of 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: Service: Medical Clinic requires a minimum of 1 per 400 sf GFA and a maximum of 1 per 100 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-6 MLOD AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay 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 San Antonio International Airport Vicinity Land Use Plan, and is currently designated as Medium Density Residential in the future land use component of the plan. The requested "R-6" 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.

3. Suitability as Presently Zoned:

The current "R-6" base zoning district is appropriate for the subject property's location. The adjacent properties are zoned "R-6" and "C-2" which works in conjunction with surrounding offices in the zoning districts.

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 land use goals and strategies of the San Antonio International Airport Vicinity Land Use Plan that encourages compatible commercial uses along corridors that serve the neighborhoods.

6. Size of Tract:

The subject property totals 3.03 acres in size, which should reasonably accommodate the uses permitted in “R-6” Residential Single-Family District.

7. Other Factors:

The property is currently developed as a medical office. The rezoning will bring the property into compliance and allow for any potential improvements to the facility.

The purpose of the Conditional Use 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 which may under the right set of circumstances and conditions be acceptable in certain specific locations.

The following conditions in lieu of Section 35-422 of the Unified Development Code are recommended:

1. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
2. Business hours of operation for the general public shall not be permitted before 7:00 a.m. or after 6:00 p.m.