



City of San Antonio

Legislation Details (With Text)

File #: 17-2639

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/18/2017

Title: ZONING CASE # Z2017089 S ERZD (Council District 8): A request for a change in zoning from “C-3 MLOD-1 AHOD ERZD” General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to “L S MLOD-1 AHOD ERZD” Light Industrial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Specific Use Authorization for an Office Warehouse/Flex Space on Lot 1, Block 5, NCB 14848, located at 15938 University Oak. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 17029).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan, 3. SAWS Report

| Date | Ver. | Action By | Action | Result |
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2017089 S ERZD
(Associated Plan Amendment 17029)

SUMMARY:

Current Zoning: “C-3 MLOD-1 AHOD ERZD” General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay District Edwards Recharge Zone

Requested Zoning: “L S MLOD-1 AHOD ERZD” Light Industrial Camp Bullis Military Lighting Overlay Airport Hazard Overlay District Edwards Recharge Zone with a Specific Use Authorization for an Office Warehouse/Flex Space

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 18, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: Interchange Park Partners, Inc.

Applicant: InSCO Distributing, Inc.

Representative: Kaufman & Killen, Inc.

Location: 15938 University Oak

Legal Description: Lot 1, Block 5, NCB 14848

Total Acreage: 1.005

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: The Woods of Shavano Community Association

Applicable Agencies: San Antonio Water System

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1987 and was previously zoned "Temporary R-1" Single-Family Residential District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-6" Residential Single-Family District. A 2007 case (Ordinance 2007-05-03-0510) then rezoned the property to the current "C-3" General Commercial District.

Topography: The property is within the Edwards Recharge Zone.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3NA

Current Land Uses: Vacant Lots

Direction: West

Current Base Zoning: C-3

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: C-3 and L

Current Land Uses: Vacant Lots and Bexar County Sherriff's Office Sub Station

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential

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.

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: University Oak

Existing Character: Local Road

Proposed Changes: None Known

Public Transit:

There are no VIA bus stops 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: Office Warehouse/ Flex Space- Minimum vehicle spaces: 1 per 2,000 sf GF. Maximum vehicle space: 1 per 200 sf GFA.

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, pending Plan Amendment.

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 Suburban Tier in the future land use component of the plan. The requested "L" Light Industrial base zoning district is not consistent with the future land use designation. The applicant has requested a plan amendment to change the land use from "Suburban Tier" to "Specialized Center". Staff and Planning Commission recommend approval.

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 proposes to construct an office warehouse. The property is currently located within close proximity to a business park, and would be an appropriate fit as it is consistent with the current pattern of development.

3. Suitability as Presently Zoned:

The current "C-3" base zoning district is appropriate for the subject property's location; however, the use of office warehouse requires a specific use authorization over the Edwards Recharge Zone. In addition, the

proposed “L” Light Industrial District is more restrictive than what the current “C-3” classification would allow for in order to restrict the uses over the Recharge Zone.

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 totals 1.005 acres in size, which will reasonably accommodate the uses permitted in “L” Light Industrial 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 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 2. SAWS staff recommends approval of the zoning request with an impervious cover limitation of 65%.