



City of San Antonio

Legislation Details (With Text)

File #: 14-2909

Type: Zoning Case

In control: City Council A Session

On agenda: 12/4/2014

Title: ZONING CASE # Z2015023 S (District 8): An Ordinance amending the Zoning District Boundary from "RM-6 MSAO-1 MLOD" Residential Mixed Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "R-20 S MSAO-1 MLOD" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Wireless Communication System on 0.459 acres out of Lot 3, Block 10, NCB 18333 located at 18104 Babcock Road. Staff and Zoning Commission recommended approval. This case has been expedited and is scheduled for City Council on December 4, 2014.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-023.pdf, 2. Z2015023 S_Site Plan.pdf, 3. Z2015023.pdf, 4. DRAFT ORDINANCE

Date	Ver.	Action By	Action	Result
12/4/2014	1	City Council A Session	Motion to Cont/Post	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:

Zoning Case Z2015023 S

SUMMARY:

Current Zoning: "RM-6 MSAO-1 MLOD" Residential Mixed Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

Requested Zoning: "R-20 S MSAO-1 MLOD" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Wireless Communication System

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 18, 2014

Case Manager: Trenton Robertson, Senior Planner

Property Owner: Lutheran High School Association of San Antonio (Patrick Maynard)

Applicant: AT & T Mobility (Dale Brittain)

Representative: Vincent Gerard & Associates, Inc. (Vincent Huebinger)

Location: 18104 Babcock Road

Legal Description: 0.459 acres out of Lot 3, Block 10, NCB 18333

Total Acreage: 0.459

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: Friends of Friedrich Wilderness Park and Crownridge of Texas Owners Association

Planning Team: North Sector Plan-39

Applicable Agencies: Camp Bullis

Property Details

Property History: The subject property was originally annexed in 1998 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-6" Residential Single-Family District. In a 2005 case, the property was rezoned to "RM-6" Residential Mixed District. The subject property was platted into its current configuration in 2013 (volume 9651, page 59 of the Deed and Plat Records of Bexar County, Texas). The property is undeveloped.

Topography: The property is located within the 100 year floodplain and is predominantly covered in wild grasses, trees and shrubs.

Adjacent Base Zoning and Land Uses

Direction: North, South, East and West

Current Base Zoning: "MF-18", "R-6" and "RM-6"

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 "MSAO-1" Camp Bullis Military Sound Attenuation Overlay District, due to their proximity to Camp Bullis. The "MSAO-1" does not restrict permitted uses, but does enforce construction standards intended to lessen the impact of external noise from the nearby military installation. The "MSAO-1" regulations apply to new construction of habitable structures.

Transportation

Thoroughfare: Luskey Boulevard

Existing Character: Local; one lane in each direction with sidewalks

Proposed Changes: None Known

Public Transit: There is no public transit lines located within the immediate vicinity 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: Off-street vehicle parking requirements are typically determined by building size and use.

Wireless Communication Systems
Minimum requirement: 1 per Service Employee
Maximum allowance: N/A

ISSUE:
None.

ALTERNATIVES:
A denial of the zoning request will result in the subject property retaining the mixed residential zoning; a wireless communication system would not be allowed on the subject property.

FISCAL IMPACT:
None. The applicant has paid the required zoning fees.

RECOMMENDATION:
Staff and Zoning Commission (9-0) recommend 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 Rural Estate Tier in the future land use component of the plan. The requested “R-20” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

Both the current “RM-6” and requested “R-20” base zoning districts are appropriate for the subject property. The requested “R-20” base zoning district is consistent with the future land use designation and the existing development pattern. The majority of the adjacent property is vacant. The requested Specific Use Authorization for a Wireless Communication System will not have any effects on future development, but rather provide additional services to any existing and potential 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.

6. Size of Tract:

The subject property is 0.459 of an acre in size, which accommodates the proposed development with adequate

space for parking.

7. Other Factors:

None.