



City of San Antonio

Legislation Details (With Text)

File #: 17-1693

Type: Zoning Case

In control: Zoning Commission

On agenda: 2/21/2017

Title: ZONING CASE # Z2017054 (Council District 8): A request for a change in zoning from "R-20 GC-1 MLOD-1 MSAO-1" Residential Single-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District and "R-20 MLOD-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District to "C-2 GC-1 MLOD-1 MSAO-1" Commercial Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District and "C-2 MLOD-1 MSAO-1" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District on 2.537 acres out of NCB 35733, located at 7003 Heuermann Road. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2017054 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2017054

SUMMARY:

Current Zoning: "R-20 GC-1 MLOD-1 MSAO-1" Residential Single-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District and "R-20 MLOD-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District

Requested Zoning: "C-2 GC-1 MLOD-1 MSAO-1" Commercial Hill Country Gateway Corridor Overlay Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District and "C-2 MLOD-1 MSAO-1" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 21, 2017

Case Manager: Erica Greene, Planner

Property Owner: Refugio and Sarah Flores

Applicant: Buck Benson-Pulman, Cappuccio, Pullen, Benson & Jones, LLP

Representative: Buck Benson-Pulman

Location: 7003 Heuermann Road

Legal Description: 2.537 acres out of NCB 35733

Total Acreage: 2.537

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The property was annexed in December 1998, per Ordinance #88824, and was originally zoned "Temp R-1" Temporary Single Family Residence District. In a 1999 case, the property was rezoned to "R-8" Large Lot Home District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-20" 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: MF-25

Current Land Uses: Apartments

Direction: West

Current Base Zoning: L

Current Land Uses: West End Roofing, Siding, & Windows

Direction: South

Current Base Zoning: R-20

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: MF-25

Current Land Uses: Apartments

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

The Hill Country Gateway Corridor District ("GC-1") provides site development standards for properties within 1,000 feet of Interstate 10 between UTSA Blvd and the northern City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: Heuermann Road

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is not 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: Storage: Self-Service Storage requires a minimum of 4 spaces plus 2 for manager's quarters.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the 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 Suburban Tier 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.

3. Suitability as Presently Zoned:

The current “R-20” base zoning district is not appropriate for the subject property’s location because it is not consistent with the current land use designation. The requested zoning district of “C-2” base zoning district is appropriate due to the surrounding properties having a mixture of industrial and multi-family uses.

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 North Sector Plan that continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses.

6. Size of Tract:

The subject property totals 2.537 acres in size, which should reasonably accommodate the uses permitted in “C-2” Commercial District.

7. Other Factors:

The applicant proposes mini storage suites on the subject property. The request to rezone the subject property will act a buffer from between the industrial property zoned to the west and the multi-family property zoned to the east and will make the land uses more compatible with one another.