



City of San Antonio

Agenda Memorandum

File Number: 18-3762

Agenda Item Number: Z-19.

Agenda Date: 6/21/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2018182 ERZD

SUMMARY:

Current Zoning: "RM-4 MLOD-1 ERZD" Residential Mixed Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

Requested Zoning: "C-2NA MLOD-1 ERZD" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 5, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Tracy and Darrel Keller, Tracy Chaco Shraim

Applicant: Jeremy Tucker

Representative: Jeremy Tucker

Location: generally located at the intersection of Redland Road and Gold Canyon Drive

Legal Description: 1.0261 acres out of NCB 15671

Total Acreage: 1.0261

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis, Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio and zoned “B-2” Business District by Ordinance 61621, dated December 30, 1985. The property was rezoned from “B-2” Business District to “R-2” Two Family Residence District by Ordinance 79021, dated October 28, 1993. The property converted from “R-2” to the current “RM-4” Residential Mixed District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “PUD RM-4”

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: “RM-4”, “PUD C-1”

Current Land Uses: Vacant Lots

Direction: West

Current Base Zoning: “PUD RM-4”, “RM-4”

Current Land Uses: Vacant Lots

Overlay and Special District Information:

"MLOD-1"

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.

"ERZD"

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: Redland Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Gold Canyon Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: There are no VIA bus routes 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:

The minimum parking required for a Fitness Facility is 1.5 parking spaces per 1,000 square feet of the gross floor area.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “RM-4” Residential Mixed District which permits single-family dwellings (detached, attached or townhouses), two-family dwellings, three-family dwellings, four-family dwellings, row-house or zero-lot line dwellings, accessory dwellings, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located within the Stone Oak Regional Center and is not located within a ½ of a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject 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-2NA” 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 property has adequate buffers of “RM-4” and “PUD C-1” to the south.

3. Suitability as Presently Zoned:

The current “RM-4” base zoning is appropriate for the subject property; however the location of the property at the corner of Redland Road and Gold Canyon Road, both secondary arterials, makes the property suitable for commercial 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 proposed rezoning does not appear to conflict with the goals, objectives, and strategies of the North Sector Plan. The proposed rezoning is located within an area that has a mix of commercial and residential uses. The proposed commercial use is adequately buffered from the current residential development in the area.

Relevant goals of the North Sector Plan:

- Goal ED-1 - Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.
- ED-1.3 - Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.

6. Size of Tract:

The subject property is 1.0261 acres, which should reasonably accommodate a Fitness Facility.

7. Other Factors:

Joint Base San Antonio (JBSA) does not object with this request. Additional comments were forwarded to the applicant for consideration in planning and development.

SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 65% on the site.