



City of San Antonio

Agenda Memorandum

File Number: 18-4740

Agenda Item Number: Z-16.

Agenda Date: 8/16/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2018156 CD

SUMMARY:

Current Zoning: "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 CD MLOD-1 MSAO-1" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District with Conditional Use for a Construction Contractor Facility

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 1, 2018. This case is continued from the April 17, 2018 Zoning hearing.

Case Manager: Kayla Leal, Planner

Property Owner: Jessie and Mary B. Taylor

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 7081 Heuermann Road

Legal Description: 0.853 acres out of NCB 35733

Total Acreage: 0.853

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: Friends of Friedrich Wilderness Park

Applicable Agencies: Parks Department

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 31, 1998 and zoned “Temporary R-1” Temporary Residential District, established by Ordinance 88824. The zoning changed to “R-8” Large Lot Home District on February 25, 1999, established by Ordinance 89324. Upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001), the current "R-20" Residential Single-Family District zoning converted from the previous "R-8" base zoning district.

Topography: The subject property is located within the Leon Creek watershed area.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-20”

Current Land Uses: Elementary School

Direction: East

Current Base Zoning: “L”

Current Land Uses: Roofing Company

Direction: South

Current Base Zoning: “R-20”

Current Land Uses: Residential - Two Dwelling Units

Direction: West

Current Base Zoning: “R-20”

Current Land Uses: Single-Family Residential

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: Heuermann Road

Existing Character: Local Street

Proposed Changes: None

Public Transit: There are no nearby VIA bus routes.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: A Contractor Facility requires a minimum of one (1) parking space per 1,500 square-

feet of the Gross Floor Area (GFA) and a maximum of one (1) parking space per 300 square-feet of the GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “R-20” base zoning district permits single-family dwellings (detached) with a minimum lot size of 20,000 square feet and a minimum lot width of 90 feet, accessory dwelling, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center nor a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Zoning Commission (9-0) recommends Denial.

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 “Suburban Tier” in the land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request to “C-2 CD” Commercial. The additional of a Conditional Use to the base zoning district allows the use as a Construction Contractor Facility, but allows conditions to be added to the use for additional safeguards to the adjacent “R-20” zoning designation.

3. Suitability as Presently Zoned:

The existing “R-20” base zoning district is appropriate for the surrounding area. There are single-family residential uses in the vicinity is an appropriate use for the subject property.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare. The proposed “C-2 CD” Commercial District with a Conditional Use for a Construction Contractor Facility allows application of conditions to mitigate any likely adverse effects. The Conditions may include providing a landscape buffer yard along the property lines abutting residential single-family, no outdoor storage, and no temporary signage.

5. Public Policy:

The applicant’s request does not appear to conflict with public policy objectives of the North Sector Plan. The applicant’s request is consistent with the “Suburban Tier” land use designation.

6. Size of Tract:

The 0.853 acre site is of sufficient size to accommodate the proposed development. The applicant is proposing to utilize the current structure and expand behind the home to incorporate office and indoor storage space.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The applicant is requesting the change in zoning in order to transform a single-family residence into a masonry contracting business.

If approved, the following conditions are recommended:

1. A “Type C” buffer yard of fifteen (15) feet be placed along the property lines abutting residential districts and uses.
2. No temporary signage.
3. No outdoor storage.