



City of San Antonio

Agenda Memorandum

File Number: 14-1551

Agenda Item Number: Z-16.

Agenda Date: 8/7/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:

Zoning Case Z2014181

SUMMARY:

Current Zoning: "MF-25 PUD MSAO-1 MLOD-1" Low Density Multi-Family Planned Unit Development Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

Requested Zoning: "O-1 PUD MSAO-1 MLOD-1" Office Planned Unit Development Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 1, 2014

Case Manager: Brenda V. Martinez

Property Owner: R/A Dominion Development Properties, LLC (by Eduardo G. Cadena, Managing President)

Applicant: R/A Dominion Development Properties, LLC (by Eduardo G. Cadena, Managing President)

Representative: P.W. Christensen, PC (Patrick Christensen)

Location: A portion of the 100 Block of Palmilla Court

Legal Description: 1.7851 acres out of NCB 34034

Total Acreage: 1.7851

Notices Mailed

Owners of Property within 200 feet: 64

Registered Neighborhood Associations within 200 feet: The Dominion Homeowners Association

Planning Team: North Sector Plan - 39

Applicable Agencies: The Camp Bullis Military Training Site

Property Details

Property History: The subject property was annexed in December of 1998 (Ordinance 88824), and was originally zoned “Temp R-1” Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “R-6” Residential Single-Family District. In a 2004 zoning case, the property was rezoned to the current “MF-25 PUD” Low Density Multi-Family Planned Unit Development District. The 1.7851-acre site is part of the Dominion development; however, the property has never been platted or developed.

Topography: The property has a slight slope, and an abundance of grasses, shrubs and trees. The western portion of the property is located within the 100-year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-6 PUD”

Current Land Uses: Office and Single-Family Residences

Direction: South and East

Current Base Zoning: “MF-25 PUD”

Current Land Uses: Office

Direction: West

Current Base Zoning: “R-6 PUD”, “O-1 PUD” and “C-2 PUD”

Current Land Uses: Office

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.

Planned Unit Developments provide flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography.

Transportation

Thoroughfare: Dominion Drive

Existing Character: Private Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Palmilla Court

Existing Character: Private Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: There are no public transit lines in the immediate vicinity of the subject property.

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

Parking Information: Off-street vehicle parking requirements typically are determined by the type of use and building size.

Professional Office - Minimum Parking Requirement: 1 space per 300 square feet Gross Floor Area (GFA).

Maximum Parking Requirement: 1 space per 140 square feet GFA

ISSUE:

The Dominion Homeowner’s Association supports the rezoning request.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current multi-family zoning designation.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (11-0) 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 identified as Rural Estate Tier in the future land use component of the plan. The zoning request is consistent with the adopted 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 proposed use will be compatible with the surrounding land uses and overall character of the community.

3. Suitability as Presently Zoned:

The existing “MF-25” base zoning district is not consistent with the adopted future land use designation.

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 subject property is located within the boundaries of the Camp Bullis Military Lighting Overlay District, which is a five-mile area surrounding Camp Bullis and located only within the City of San Antonio municipal boundaries. Any new development within the five mile area surrounding Camp Bullis must comply with the lighting standards established within this zoning overlay district.

The property is also located within the Camp Bullis Military Sound Attenuation Overlay District, which will

require noise mitigation built into the proposed development to minimize the effect of sound from the Camp Bullis training site.

6. Size of Tract:

The subject property is 1.7851 acres in size, and should reasonably accommodate an office development and required parking.

7. Other Factors:

The subject property is located within the Camp Bullis Awareness Zone/ Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Military did not review the request because the property is less than 10 acres in size and does not directly abut the installation.