



City of San Antonio

Agenda Memorandum

File Number: 15-3605

Agenda Item Number: 9.

Agenda Date: 6/16/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z20151203

(Associated Plan Amendment 15052)

SUMMARY:

Current Zoning: "R-6 MLOD AHOD" Residential Single-Family Military Lighting Overlay Airport Hazard Overlay District

Requested Zoning: "I-1 MLOD AHOD" General Industrial Military Lighting Overlay Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 16, 2015.

Case Manager: Oscar Aguilera, Planner

Property Owner: Luino, LTD

Applicant: Pulman, Cappuccion, Pullen, Benson, and Jones, LLP

Representative: Pulman, Cappuccion, Pullen, Benson, and Jones, LLP

Location: 5000 Block of Bacon Road

Legal Description: Approximately 1.893 acres of land out of NCB 14851

Total Acreage: 1.893

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: N/A

Planning Team: North Sector Planning Team - 39

Applicable Agencies: Camp Bullis

Property Details

Property History: The property is currently zoned “R-6” Residential Single-Family District. The subject property was annexed in December 30, 1986 (Ordinance # 61616). The property was zoned as Temporary “R-1” Single Family Residential District. Upon the adoption of the 2001 Unified Development Code, the previous based zoning district converted to “R-6” Residential Single-Family.

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

Adjacent Base Zoning and Land Uses

Direction: North, East

Current Base Zoning: “C-3”, “UZROW”

Current Land Uses: vacant lots, public right-of-way.

Direction: West, South

Current Base Zoning: “C-3”, “R-6”, “I-1”

Current Land Uses: Hindu temple, landscaping company, and vacant lots

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The “AHOD” does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

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.

Transportation

Thoroughfare: North 1604 West Loop

Existing Character: Freeway 250’ - 500’

Proposed Changes: None known

Thoroughfare: Bacon Road

Existing Character: Local

Proposed Changes: None known

Public Transit: None.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. A Traffic Engineer must be present at Zoning Commission meeting.

Parking Information: Veterinary Hospital: 1 per employee. Maximum Parking Requirement: N/A.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the “R-6” Residential Single-Family zoning.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 designated as Suburban Tier. The requested “I-1” Industrial base zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to Specialized Center. Staff and the Planning Commission recommended approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The proposed “I-1” zoning district would be appropriate for the subject property. The existing “R-6” is not consistent with the surrounding zoning districts and uses. The applicant requests this zoning change in order to develop the property as a Veterinary Hospital. The property is currently vacant, surrounded by highway 1604 loop and adjacent to other industrial and general commercial land 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 request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 1.893 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.