



City of San Antonio

Agenda Memorandum

File Number: 15-4040

Agenda Item Number: Z-27.

Agenda Date: 8/6/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2015208

(Associated Plan Amendment 15050)

SUMMARY:

Current Zoning: "R-6 MSAO-1 MLOD" Residential Single-Family Military Sound Attenuation Military Lighting Overlay District

Requested Zoning: "C-2 MSAO-1 MLOD" Commercial Military Sound Attenuation Military Lighting Overlay District and "MF-18 MSAO-1 MLOD" Limited Density Multi-Family Military Sound Attenuation Military Lighting Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 7, 2015. This case is continued from the June 16, 2015 hearing.

Case Manager: Shepard Beamon, Planner

Property Owner: KMRK Development, LLC (Kevin Fitzgerald, Managing Member)

Applicant: KMRK Development, LLC (Kevin Fitzgerald, Managing Member)

Representative: Kaufman and Killen, Inc.

Location: Located on the northeast corner of Heuermann Road and Babcock Road

Legal Description: Lot P1-A, NCB 34719

Total Acreage: 8.701

Notices Mailed

Owners of Property within 200 feet: 5
Registered Neighborhood Associations within 200 feet: None
Planning Team: North Sector Plan-39
Applicable Agencies: Camp Bullis

Property Details

Property History: The subject property was annexed into the City of San Antonio city limits with Ordinance 88824 on December 31, 1998, and was zoned Temporary R-1, Single Family Residence District. The property was re-zoned to “R-6” with the adoption of the 2001 Unified Development Code.

Topography: The subject property is located near the Maverick Creek and is currently vacant. The topography slopes downward towards the creek.

Adjacent Base Zoning and Land Uses

Direction: North
Current Base Zoning: R-6
Current Land Uses: Vacant

Direction: East
Current Base Zoning: R-6
Current Land Uses: Vacant

Direction: South
Current Base Zoning: OCL
Current Land Uses: Single Family Residence

Direction: West
Current Base Zoning: OCL
Current Land Uses: Multi-Family Residence

Overlay and Special District Information: 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.

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: Babcock Rd
Existing Character: Secondary Arterial Type A 86
Proposed Changes: None known

Thoroughfare: Heuermann Rd
Existing Character: Secondary Arterial Type A 86
Proposed Changes: None known

Public Transit: None.

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: Multi-Family Dwelling (30 units maximum) - Minimum Vehicle Spaces-1.5 per unit; Maximum Vehicle Spaces-2 per unit. Off-street vehicle parking requirements are determined by type of use and building size. The zoning application refers to a proposed commercial development.

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 and Zoning Commission (9-0) recommend 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 subject property is located within the North Sector Plan and is designated as a Rural Estate Tier. Neither the current base zoning district of “R-6” Residential Single-Family nor the requested “C-2” Commercial nor “MF-18” Limited Density Multi-Family are consistent with the current adopted land use designation. The applicant has applied for a Plan Amendment to change the land use designation to Suburban Tier land use. Staff and Planning Commission recommend approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on the neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The requested "C-2" General Commercial and “MF-18” Limited Density Multi-Family districts are appropriate for the subject property. The site location is at the intersection of two Secondary Arterial Type A 86’ Thoroughfares and adjacent to other 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 request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 8.701 acres in size, which accommodates the proposed development with adequate space for 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.