



City of San Antonio

Legislation Details (With Text)

File #: 14-2618

Type: Zoning Case

In control: City Council A Session

On agenda: 11/6/2014

Title: ZONING CASE # Z2014263 (District 8): An Ordinance amending the Zoning District Boundary from "R-20 MSAO-1 MLOD" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "O-1 MSAO-1 MLOD" Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on the east 183.2 feet out of Lot 26 & 27, NCB 35733 located at 7177 Oak Drive. Staff and Zoning Commission recommend approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2014-263.pdf, 2. Z2014263.pdf, 3. Ordinance 2014-11-06-0888

Date	Ver.	Action By	Action	Result
11/6/2014	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:

Zoning Case Z2014263

SUMMARY:

Current Zoning: "R-20 MSAO-1 MLOD" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 07, 2014

Case Manager: Trenton Robertson, Planner

Property Owner: Lugo Properties c/o Francisco Luna Torres

Applicant: Olga M. Gallego

Representative: Olga M. Gallego

Location: 7177 Oak Drive

Legal Description: The east 183.2 feet out of Lot 26 & 27, NCB 35733

Total Acreage: 1

Notices Mailed

Owners of Property within 200 feet: 6

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

Planning Team: North Sector Plan-39

Applicable Agencies: The Camp Bullis Military Training Site

Property Details

Property History: The subject property was annexed in 1988 and was originally zoned “R-8” Large Lot Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the “R-20” Residential Single-Family District. The lot was platted into its current configuration in 1930 (volume 980, page 252-253 in the Deed and Plat Records of Bexar County, Texas). The subject property is developed with a residential structure measuring 2001 square feet that was built in 1980, according to the Bexar County Appraisal District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-20” and “R-6”

Current Land Uses: Vacant and Single-Family Residential

Direction: South

Current Base Zoning: “I-1” and “R-6”

Current Land Uses: Vacant and Storage Yard

Direction: West and East

Current Base Zoning: “R-20”

Current Land Uses: Vacant, Single-Family Residential and Storage Yard

Overlay and Special District Information: All surrounding properties carry the "MLOD" Military Lighting Overlay District and “MSAO” Military Sound Attenuation Overlay District, due to their proximity to Camp Bullis. The "MLOD" 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. 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: Oak Drive and Milsa Drive

Existing Character: Local; one lane in each direction with no sidewalks

Proposed Changes: None known

Public Transit: There are no public transit lines located within the immediate vicinity 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: Off-street vehicle parking requirements for office uses are determined by the size of the structure.

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:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the current residential zoning designation and the subject property would not be able to be developed as a professional office.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (9-0) 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 land use component of the plan. The requested “O-1” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the neighborhood. Most of the properties within this vicinity are a mixture of residential and commercial uses.

3. Suitability as Presently Zoned:

Both the existing and requested zoning are appropriate for the 1 acre site. Approval of the zoning change request to “O-1” zoning district would continue to create consistency in the existing development pattern in the neighborhood. Current planning practices encourage low intense commercial uses adjacent to expressways such as IH-10 due east of the subject property.

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 acre in size, which should be able to reasonably accommodate the uses permitted in the “O-1” district and required parking.

7. Other Factors:

None.