



City of San Antonio

Legislation Details (With Text)

File #: 15-1583

Type: Zoning Case

In control: Zoning Commission

On agenda: 3/3/2015

Title: ZONING CASE # Z2015096 S (Council District 8): A request for a change in zoning from "R-6 PUD MSAO-1 MLOD-1" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "R-6 PUD S MSAO-1 MLOD-1" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for Wireless Communication System on Lot 27, Block 22, NCB 34753A located at 30 Vineyard Drive. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-096_Location Map.pdf, 2. Z2015096 S_Site Plan.pdf

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:

Zoning Case Z2015096 S

SUMMARY:

Current Zoning: "R-6 PUD MSAO-1 MLOD-1" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

Requested Zoning: "R-6 PUD S MSAO-1 MLOD-1" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Wireless Communication System

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 03, 2015 (This case has been expedited to the March 19, 2015 City Council public hearing.)

Case Manager: Trenton Robertson, Senior Planner

Property Owner: The Dominion Homeowners Association (Rob McDaniel)

Applicant: Wooden Law Firm, P. C. (Verizon Wireless)

Representative: Wooden Law Firm, P. C. (Verizon Wireless)

Location: 30 Vineyard Drive

Legal Description: Lot 27, Block 22, NCB 34753A

Total Acreage: 0.5405

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: Dominion Home Owners Association

Planning Team: North Sector Plan-39

Applicable Agencies: Camp Bullis

Property Details

Property History: The eastern portions of the subject property were originally annexed in 1987 and the western portion of the subject property was originally annexed in 1998 and were originally zoned “Temp R-1” Temporary Single-Family Residence District. In a 1999 case, the property was rezoned to “R-1” Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “R-6” Residential Single-Family District. In a 2004 case, the property was rezoned to “R-6 PUD” Planned Unit Development Residential Single-Family District. The subject property was platted into its current configuration in 1997 (volume 9539, pages 4-7 of the Deed and Plat Records of Bexar County, Texas). The property is undeveloped.

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, South and West

Current Base Zoning: “R-6 PUD”

Current Land Uses: Single-Family Residences and Vacant

Direction: East

Current Base Zoning: “MR”

Current Land Uses: Camp Bullis and Vacant

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: Vineyard Drive

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

Proposed Changes: None known

Public Transit: There is 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 are typically determined by building size and use.

Wireless Communication Systems

Minimum requirement: 1 per Service Employee

Maximum allowance: N/A

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the residential zoning; the subject property would remain vacant and the area would not be able to have a wireless communication system.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

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 currently designated as Natural Tier in the future land use component of the plan. In accordance with the North Sector Plan: “The following “related zoning districts” are those that best meet the land use descriptions for the Tier or Center. Special zoning districts such as MXP, IDZ, TOD, ED, AE, PUD, FBZD, etc. may have a broad range of applicability. Requests for these special districts should be evaluated on a case by case basis. The Natural Tier calls for non-residential uses making the request of “R-6 PUD” with Specific Use Authorization for a Wireless Communication System consistent with the current land use designation.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

Both the current “R-6 PUD” and requested “R-6 PUD” with a Specific Use Authorization for a Wireless Communication System zoning districts are appropriate for the subject property. The requested Specific Use Authorization for a Wireless Communication System will not have any effects on future development, but rather provide additional services to any existing and potential development.

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 0.5405 of an acre in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

In accordance with Section 35-385(d)(2) of the Unified Development Code (UDC), antenna support structures in residential districts shall be spaced at least two hundred (200) feet from a residential structure. Spacing requirements for antenna support structures on property zoned residential shall not apply if the property is vacant, undeveloped, and or unplatted and is located at least two hundred (200) feet, measured from the base of the antenna support structure to the nearest residential land use.

The properties to the north and southwest of the subject property have existing single-family residential structures. If the residential structures are within 200 feet of the antenna support structures a variance will be required to suffice the development standard set forth in Section 35-385(d)(2) of the UDC.