



City of San Antonio

Legislation Details (With Text)

File #: 15-4464
Type: Zoning Case
In control: Zoning Commission
On agenda: 8/18/2015
Title: ZONING CASE # Z2015140 ERZD (Council District 8): A request to change the zoning from "R-6 MLOD ERZD" Residential Single-Family Military Lighting Overlay Edwards Recharge Zone District to "O-1 MLOD ERZD" Office Military Lighting Overlay Edwards Recharge Zone District on 0.375 acres out of NCB 14728, located in the 12100 Block of Pebble Lane. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015140 ERZD Location Map, 2. Z2015140 ERZD SAWS Report

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:
Zoning Case Z2015140 ERZD

SUMMARY:
Current Zoning: "R-6 MLOD ERZD" Residential Single-Family Military Lighting Overlay Edwards Recharge Zone District

Requested Zoning: "O-1 MLOD ERZD" Office Military Lighting Overlay Edwards Recharge Zone District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: August 18, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Geviga LLC

Applicant: Kevin Love of Klove Engineering, LLC

Representative: Kevin Love of Klove Engineering, LLC

Location: 12100 Block of Pebble Lane

Legal Description: 0.375 acres out of NCB 14728

Total Acreage: 0.375

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Plan - 39

Applicable Agencies: Camp Bullis, San Antonio Water System

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1964 and was originally zoned "Temporary R-1" Single-Family Residence District. The property was rezoned to "R-6" upon adoption of the 2001 Unified Development Code.

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 and Northeast

Current Base Zoning: R-6 and O-1

Current Land Uses: Vacant Land and Medical Service Offices

Direction: West

Current Base Zoning: R-6

Current Land Uses: Vacant

Direction: South

Current Base Zoning: O-1 and O-2

Current Land Uses: Office Buildings

Direction: East

Current Base Zoning: R-6

Current Land Uses: Vacant Land

Overlay and Special District Information: All surrounding properties carry the "ERZD" Edwards Recharge Zone District. The "ERZD" does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of San Antonio Code of Ordinances, the San Antonio Water System (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the "ERZD".

All surrounding properties carry the "MLOD" Military Lighting 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 nighttime light pollution and its effects on operations at the military installation.

Transportation

Thoroughfare: Pebble Lane

Existing Character: Local Road, no sidewalks

Proposed Changes: None known

Thoroughfare: Moonlight Way

Existing Character: Local Road, sidewalks on one side

Proposed Changes: None known

Public Transit: VIA bus route # 96 stops at the corner of Vance Jackson Road and Huebner Road southeast 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: The zoning application refers to constructing a parking lot to provide parking for customers and employees of an existing office located adjacent to the property. There are no parking requirements for a parking lot.

ISSUE:

None.

ALTERNATIVES:

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

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 Suburban Tier in the future land use component of the plan. The requested “O-1” Office District base zoning 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.

3. Suitability as Presently Zoned:

The requested “O-1” Office District base zoning is appropriate for the subject property and will not have any negative effects on the future 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 approximately 0.375 acres in size, which should be able to reasonably accommodate the proposed development of a parking lot.

7. Other Factors:

San Antonio Water Systems (SAWS) staff recommends approval of the proposed zoning request. Should the City Council rezone the property, SAWS recommends the impervious cover shall not exceed 65% on the site.