



City of San Antonio

Legislation Details (With Text)

File #: 16-1164

Type: Zoning Case

In control: Zoning Commission

On agenda: 1/19/2016

Title: ZONING CASE # Z2016011 S ERZD (Council District 9): A request for a change in zoning from "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 MLOD S ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for Wireless Communications System on approximately 0.0459 of an acre of land out of NCB 15670 located at 88 Trailcrest Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-011 Location Map, 2. Z2016011 S ERZD_SP, 3. Z2016011 S ERZD_SAWS

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2016011 S ERZD

SUMMARY:

Current Zoning: "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

Requested Zoning: "C-2 S MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for Wireless Communications System

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 19, 2016

Case Manager: Ernest Brown, Planner

Property Owner: Trailcrest Office, LLC C/O Jeffrey Schlesinger, Manager

Applicant: CellTex Site Services, Ltd, C/O Greg Huber

Representative: Vincent Huebinger/ Vincent Gerard & Associates Inc

Location: 88 Trailcrest

Legal Description: 0.0459 of an acre out of NCB 15670

Total Acreage: 0.0459

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: SAWS, Camp Bullis

Property Details

Property History: The subject property was annexed into the City Limits in 1972 and was originally zoned "Temporary R-1" Temporary Single-Family Residence District. In 1983 the subject property was rezoned to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-2" Commercial District. The subject property is developed with a cell tower and support equipment. It is not platted in its current configuration.

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

Adjacent Base Zoning and Land Uses

Direction: North, East

Current Base Zoning: C-2

Current Land Uses: Parking Lot, Vacant

Direction: South

Current Base Zoning: C-1, O-2,

Current Land Uses: Vacant, Child Academy

Direction: West

Current Base Zoning: R-6

Current Land Uses: Vacant

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 "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-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: Trailcrest

Existing Character: Local, Type B; one lane each direction

Proposed Changes: None known

Public Transit: There are no nearby VIA transit route to 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 the type of use and building size. The zoning application refers to Cell Tower/Wireless Communication System.

Minimum Parking Requirement: 1 per service employee;

Maximum Parking Requirement: NA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

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 currently designated as Mixed Use Center in the future land use component of the plan. The subject property is consistent with the current 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 existing base zoning and use is consistent with the surrounding pattern of 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. The proposed development will not have a negative impact on the vision of the North Sector Plan that will prevent the preserving of natural

resources. The proposed development will provide a compatible land use fabric that will integrate a sustainable development pattern.

6. Size of Tract:

The subject property measures 0.0459 of an acre tract and is currently developed with a cell tower and equipment sufficient to accommodate the proposed co location and parking requirements.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but with may, under the right set of circumstances and conditions be acceptable in certain specific locations.

Based on the information provided to SAWS staff, SAWS identifies the subject property as a currently developed site with an existing cell tower, electric meter box and associated equipment platforms within a 0.5509 acre lot. Staff recommends approval to the installation of cell tower carrier equipment.