



City of San Antonio

Legislation Details (With Text)

File #: 16-5069
Type: Zoning Case
In control: Zoning Commission
On agenda: 10/4/2016
Title: ZONING CASE # Z2016250 (Council District 8): A request for a change in zoning from "R-6 MLOD" Residential Single-Family Camp Bullis Military Lighting Overlay District to "C-2NA MLOD" Commercial Non-Alcoholic Sales Camp Bullis Military Lighting Overlay District on Lots 33, 34 and 35, Block 1, NCB 14741, located at 6701, 6705 and 6709 Hausman Road. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016-250

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:
Zoning Case Z2016250

SUMMARY:
Current Zoning: "R-6 MLOD" Residential Single-Family Camp Bullis Military Lighting Overlay District

Requested Zoning: "C-2NA MLOD" Commercial Non-Alcoholic Sales Camp Bullis Military Lighting Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 4, 2016

Case Manager: Ernest Brown, Planner

Property Owner: Eluterio Tenorio, Jr.

Applicant: Eluterio Tenorio, Jr.

Representative: Eluterio Tenorio, Jr.

Location: 6701, 6705 and 6709 Hausman Road

Legal Description: Lots 33, 34 and 35, Block 1, NCB 14741

Total Acreage: 1.32

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed in 1972 and zoned Temporary “R-1” Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “R-6” Residential Single-Family District. The subject property was not developed and is currently vacant. The subject property was platted in 1964 (volume 5140, page 203 of the Deed and Plat Records of Bexar County, Texas).

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: All

Current Base Zoning: R-6

Current Land Uses: Single-Family, Park, 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.

Transportation

Thoroughfare: Hausman Road

Existing Character: Secondary Arterial, Type A

Proposed Changes: None known

Thoroughfare: Willow Oak

Existing Character: Local, Type A

Proposed Changes: None known

Public Transit: There is 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 an Office Park

Minimum Parking Requirement: 1 per 300 square feet of Gross Floor Area;

Maximum Parking Requirement: 1 per 100 square feet of Gross Floor Area.

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 Land Use Plan and is currently designated as Suburban Tier in the future land use component of the plan. The proposed “C-2” base zoning district is consistent with the future 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 “R-6” base zoning district is not suitable as presently zoned. The higher intensity of the residential and commercial uses should be located on, or at the intersection of arterials and collectors.

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 land use on the subject property is located on arterials as encouraged by the North Sector Plan.

6. Size of Tract:

The subject property measures 1.32 acres and is sufficient for the proposed development and parking requirements.

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 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.