



City of San Antonio

Legislation Details (With Text)

File #: 16-5344
Type: Zoning Case
In control: Zoning Commission
On agenda: 10/18/2016
Title: ZONING CASE # Z2016265 CD (Council District 8): A request for a change in zoning from "R-6 MLOD-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to "R-6 CD MLOD-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay District with Conditional Use for a Medical Clinic and Drugstore on Lot 25, Block 10, NCB 16968, located at 13213 George Road. Staff Recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:
Zoning Case Z2016265 CD

SUMMARY:
Current Zoning: "R-6 MLOD-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Airport Hazard Overlay District

Requested Zoning: "R-6 CD MLOD AHOD" Residential Single-Family Camp Bullis Military Lighting Airport Hazard Overlay District with Conditional Use for a Medical Clinic and Drugstore

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 18, 2016

Case Manager: Nylih Acosta, Planner

Property Owner: Philip B. Raymond and Melissa D. Raymond

Applicant: Philip B. Raymond and Melissa D. Raymond

Representative: Philip B. Raymond and Melissa D. Raymond

Location: Located at 13213 George Road

Legal Description: Lot 25, Block 10, NCB 16968

Total Acreage: 1.559 acres

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Castlewood Forrest Neighborhood Association and Hunters Creek Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1980 and was previously zoned "Temporary R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District.

Topography: A portion of the property located at the rear is in the flood plain, as well as a small portion of the southeast corner.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6

Current Land Uses: Hunters Creek Swim & Rec club

Direction: West

Current Base Zoning: R-20 CD and R-6

Current Land Uses: Family and Cosmetic Dentistry

Direction: South

Current Base Zoning: R-20

Current Land Uses: Residential Single-Family

Direction: East

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

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 "MLOD-1" Camp Bullis 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: George Road

Existing Character: Local road

Proposed Changes: None known.

Public Transit: VIA stop #97 is located half a mile east 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: Retail- Drugstore-Minimum vehicle spaces: 1 per 300sf GFA. Maximum vehicle space: 1 per 200 sf GFA. Service- Medical- Minimum vehicle spaces: 1 per 400 sf GFA. Minimum vehicle space: 1 per 100 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-6" Residential Single-Family District.

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 property is located within the San Antonio International Airport Vicinity Land Use Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested "R-6" Residential Single-Family base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

The applicant's request for a Medical Office and Drugstore are appropriate as there are two other small scale medical offices on George Road that do not compromise the character or aesthetic of the neighborhood. In addition, the structure that will be used for the medical clinic is pushed back from the street view and is shielded by canopy, and there is ample off-street parking available.

3. Suitability as Presently Zoned:

The current "R-6" base zoning district is appropriate for the subject property's location; however, there is one "R-6 CD" to the west of the subject property for a clinic (medical or dental) with supporting laboratories and another "R-6 CD" parcel to the east with conditional use for another medical office.

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 rezoning request does not appear to conflict with any public policy objective and the request is consistent

with the plan.

6. Size of Tract:

The subject property totals 1.559 acres in size, which reasonably accommodates the uses permitted in “R-6” Residential Single-Family District.

7. Other Factors:

The applicant plans on using the existing structures for a medical clinic and renovating the garage to use as a drugstore. In addition, there are currently 10 parking spots available within the gated property. 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 Houston 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.