



City of San Antonio

Legislation Details (With Text)

File #: 16-5585
Type: Zoning Case
In control: Zoning Commission
On agenda: 11/1/2016
Title: (Continued from 10/18/16) ZONING CASE # Z2016261 (Council District 8): A request for a change in zoning from "C-3 MLOD-1 MSAO-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District and "C-2 MLOD MSAO-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District to "R-4 MLOD-1 MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District on 11.242 acres out of NCB 34721, located at 6770 Camp Bullis Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16077)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016261 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2016261
(Associated Plan Amendment 16077)

SUMMARY:

Current Zoning: "C-3 MLOD-1 MSAO-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District and "C-2 MLOD MSAO-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District

Requested Zoning: "R-4 MLOD-1 MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 1, 2016. This case was continued from the October 18, 2016 hearing.

Case Manager: Oscar Aguilera, Planner

Property Owner: La Cantera Development CO.

Applicant: Israel Fogiel

Representative: Chris Orem, P.E.

Location: 6770 Camp Bullis Road

Legal Description: 11.242 acres out of NCB 34721

Total Acreage: 11.242

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Camp Bullis.

Property Details

Property History: The subject property was annexed into the City Limits on December 31, 1998 and was zoned "R-1" Temporary Single-Family Residence District. On May 27, 2016 (Ordinance 89324) rezoned the northwest portion of the property to "B-3" Business District and the remainder portion of the property to "B-2" Business District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-3" General Commercial District and "C-2" Commercial District.

Topography: The subject property has a portion of the land within the 100 year flood plain.

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: OCL, RM-6, C-2

Current Land Uses: High School, Single Family Homes

Direction: East, South

Current Base Zoning: ED, R-6

Current Land Uses: Golf Course, Single Family Homes, Resort, Apartments.

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" 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: Bobcock Road

Existing Character: Secondary Arterial '86

Proposed Changes: None known.

Thoroughfare: Camp Buillis Road

Existing Character: Secondary Arterial '86

Proposed Changes: None known.

Public Transit: No VIA bus routes service this area.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Dwelling - 1 Family: Minimum vehicle parking spaces 1 per Unit. Maximum vehicle parking spaces N/A.

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, pending Plan Amendment.

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 land use component of the plan. The requested "R-4" base zoning district is not consistent with the adopted land use designations. The applicant has requested a Plan Amendment change to Suburban Tier land use designation. Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties. The property is adjacent to residential uses, a school, and a golf course. The proposed development is consistent with the surrounding uses and compliments these uses.

3. Suitability as Presently Zoned:

The requested "R-4" district is appropriate for the subject property. The request for "R-4" will not have any negative effects on future development, but rather provide additional housing uses to the area. The site location is adjacent to a golf course and near similar residential 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 11.242 acres in size, which accommodates the proposed development with adequate space for parking.

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 review the request because the property is more than 10 acres in size. Camp Bullis' mitigation concerns will be addressed during the platting process.