



City of San Antonio

Legislation Details (With Text)

File #: 16-5768
Type: Zoning Case
In control: Zoning Commission
On agenda: 11/15/2016
Title: (Continued From 10/18/16) ZONING CASE # Z2016270 CD S ERZD (Council District 9): A request for a change in zoning from "OCL" Outside City Limits to "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District, being Bexar County Property ID 268798, being P-4, 4C, P-5 & P-6A, CB 4900 and P-3, P-3C, P-4 & P-5, CB 4926, located at 25390 US Highway 281 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16082)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z201670 CD S ERZD
(Associated Plan Amendment 16082)

SUMMARY:

Current Zoning: "OCL" Outside City Limits

Requested Zoning: "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 15, 2016. This case is continued from the October 18, 2016 hearing.

Case Manager: Logan Sparrow, Principal Planner

Property Owner: Multiple property owners.

Applicant: City of San Antonio

Representative: Logan Sparrow, Principal Planner

Location: 25390 US Highway 281 North.

Legal Description: Bexar County Property ID 268798, being P-4, 4C, P-5 & P-6A, CB 4900 and P-3, P-3C, P-4 & P-5, CB 4926.

Total Acreage: 48.079

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Northeast Independent School District, Camp Bullis, San Antonio Water System

Property Details

Property History: The area included is contained within the North Sector Plan. The area is included in the proposed US 281 North Corridor annexation area. The Department of Planning and Community Development have created an online interactive map allowing interested persons the ability to search for the proposed zoning specific to each property. The link to that interactive map is below:

[<https://tempgis.sanantonio.gov/ProposedAnnexation/viewer/view.html>](https://tempgis.sanantonio.gov/ProposedAnnexation/viewer/view.html)

Topography: No portion of the subject property is located within the 100 year floodplain, nor are there abnormal elevation features.

Overlay and Special District Information: Several properties are proposed for "ERZD" designation, which 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."

Several properties are proposed for "MLOD-1" Military Lighting Overlay District designation, 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: US Highway 281 North

Existing Character: Highway

Proposed Changes: The Texas Department of Transportation (TxDOT), in partnership with the Alamo Regional Mobility Authority (RMA) has undertaken a project to expand capacity of US 281 North along eight miles between US Loop 1604 and Borgfeld Road, south of the Bexar-Comal County Line. Plans will increase the roadway capacity from 4 to 10 total lanes (including 2 HOV lanes) from Stone Oak to Borgfeld.

Public Transit: VIA does not operate transit routes in this area.

ISSUE:

None.

ALTERNATIVES: Denial of the proposed zoning would result in the property being assigned "DR" Development Reserve District zoning. This district was established to act as a temporary zoning designation

until newly annexed properties are rezoned.

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 property is located within the North Sector Plan. The proposed zoning district is consistent with either the current land use designations, or those further described in the associated plan amendment request. All proposed zoning is in keeping with the existing development patterns within those areas and factored in current Master Development Plans (MDP's), plats, meetings with property owners, and the San Antonio thoroughfare plan.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request. The proposed zoning is provided to allow for more compatible development in close proximity to an established single-family neighborhood. Further, the "C-2" base zoning district limits height for the protection of adjacent properties.

3. Suitability as Presently Zoned:

Currently, all included properties are "OCL" Outside City Limits and are not zoned.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare in relation to the zoning proposal. The proposed zoning will help to create more organized development along the corridor and will extend protections over the Edwards Recharge area.

5. Public Policy:

As the request, pending the plan amendment, is consistent with the North Sector future land use plan, the request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 48.079 acres in size. The proposed zoning district is consistent with the size of the parcel being zoned.

7. Other Factors:

None.