



City of San Antonio

Legislation Details (With Text)

File #: 17-4504
Type: Zoning Case
In control: Zoning Commission
On agenda: 8/15/2017
Title: ZONING CASE # Z2017142 ERZD (Council District 8): A request for a change in zoning "R-6 MLOD-1 ERZD "Residential Single-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and "R-6 MLOD-1" Residential Single-Family Camp Bullis Military Lighting Overlay District to "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and "C-2 MLOD-1" Commercial Camp Bullis Military Lighting Overlay District on 0.376 acres out of NCB 14712, located in the 12000 Block of Huebner Road. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2017142 ERZD Location Map, 2. Z2017142 ERZD Field Notes, 3. Z2017142 ERZD SAWS Report

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:
Zoning Case Z2017142 ERZD

SUMMARY:
Current Zoning: "R-6 MLOD-1 ERZD "Residential Single-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and "R-6 MLOD-1" Residential Single-Family Camp Bullis Military Lighting Overlay District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: August 15, 2017

Case Manager: Erica Greene, Planner

Property Owner: Virgle R. & Billie J. Wilkins

Applicant: Ruben Santoscoy

Representative: Ruben Santoscoy

Location: 12000 Block of Huebner Road

Legal Description: 0.376 acres out of NCB 14712

Total Acreage: 0.376

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: Vance Jackson Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1991 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: 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

Current Base Zoning: O-1, O-2

Current Land Uses: Office Park, Office Building

Direction: West

Current Base Zoning: C-2 NA

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: R-6

Current Land Uses: Retail Center

Direction: East

Current Base Zoning: O-2

Current Land Uses: Building Supplies

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.

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".

Transportation

Thoroughfare: Huebner Road
Existing Character: Major Arterial
Proposed Changes: None

Thoroughfare: Sandstone Drive
Existing Character: Local Street
Proposed Changes: None

Public Transit: VIA bus route #32 is within walking distance 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: Service: Bicycle requires a minimum of 1 per 375 sf GFA of sales and service building and a maximum of 1.5 per 375 sf GFA sales and service building.

ISSUE:
None.

ALTERNATIVES:
A denial of the request will result in the subject property retaining the current zoning district.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
Not within a Regional Center or within a half mile of a Premium Transit Corridor.

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 North Sector Plan, and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “C-2” Commercial base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested zoning change for commercial business for a bicycle shop, blends in with the surrounding commercially zoned properties of the area that including other offices and businesses.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is not appropriate for the subject property’s location. The requested commercial zoning for a bicycle shop is more appropriate for the area. The subject property is surrounded by commercial development on a major arterial street that can support the proposed zoning.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The surrounding land uses include commercial and office properties. The requested zoning change to allow for commercial zoning for a bicycle shop will fit in with the surrounding land uses.

5. Public Policy:

The rezoning request does not appear to conflict with land use goals and strategies of the North Sector Plan that encourages compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

6. Size of Tract:

The subject property totals 0.376 acres in size, which should reasonably accommodate the uses permitted in “C-2” Commercial District.

7. Other Factors:

The SAWS report has classified the subject property as Category 2. SAWS staff recommends approval of the zoning request with an impervious cover limitation of 30%.