



City of San Antonio

Legislation Details (With Text)

File #: 17-4553

Type: Zoning Case

In control: Zoning Commission

On agenda: 8/15/2017

Title: ZONING CASE # Z2017206 (Council District 2, 4, 6, 8): Assigning zoning to areas considered for annexation from "OCL" Outside City Limits to "RP" Resource Protection District, "RE" Residential Estate District, "RD" Rural Development District, "FR" Farm and Ranch District, "NP-10" Neighborhood Preservation District, "R-20" Residential Single-Family District, "R-4" Residential Single-Family District, "R-5" Residential Single-Family District, "R-6" Residential Single-Family District, "C-1" Light Commercial District, "C-2" Commercial District, "C-3" General Commercial District, "L" Light Industrial District, "I-1" General Industrial District, "I-2" Heavy Industrial District, "MI-1" Mixed Light Industrial District, "MF-18" Limited Density Multi-Family District, "MF-25" Multi-Family District, "MF-33" Multi-Family District, "G" Golf Course District, "ED" Entertainment District, "MXD" Mixed Use District, "C-2 CD" Conditional Use for Motor Vehicle Sales/Full Service, "C-2 CD" Conditional Use for Landscaping Materials-Sales and Storage, "C-2 CD S" Conditional Use for Office/Warehousing/Flex Space and Specific Use Authorization for a Driving Range, "C-2 S" Specific Use Authorization for a Driving Range, "C-2 S" Specific Use Authorization for a Convenience Store (with gasoline and carwash), "C-3 CD" Conditional Use for Batch Plant, "C-2 CD" Commercial District with Conditional Use for Outdoor Storage Under Roof and Screened, "C-2 CD" Commercial District with Conditional Use for a Car Wash, "C-2 CD" Commercial District with Conditional Use for Auto and Light Truck Repair, "C-2 S" Commercial District with Specific Use for a Wireless Communication System, and overlay districts of "AHOD" Airport Hazard Overlay District, "MAOZ" Military Airport Overlay Zone, "MLOD" Military Lighting Overlay District, "MSAO" Military Sound Attenuation Overlay District, "GC-1" Hill Country Gateway Corridor, "GC-2" Highway 151 Gateway Corridor, "UC-1" IH-10/FM 1604 Urban Corridor and "ERZD" Edwards Recharge Zone District where applicable on 18.5 square miles located in Bexar County, Texas, generally located north of North Loop 1604 W, east of Scenic Loop Road, south of Cielo Vista, bounded by western and northern San Antonio city limits (The Babcock Road Corridor Annexation Area), generally located north of Wiseman Road, south of Culebra Road San Antonio city limits, to west of western city limits near West Loop 1604, south of Alamo Ranch Parkway and Alamo Parkway and Lone Star Parkway (The Culebra Road- Alamo Ranch Parkway Corridor Annexation Area), generally located north of West Military Drive, from the western San Antonio city limits to the east of Talley Road, and south of Alamo ranch Parkway (The Wiseman Boulevard Corridor Annexation Area), generally located north of Nelson Road, east of West Groesenbacher Road south of West Military Drive, west of western city limits, and near West Loop 1604 (The Potranco-West Loop 1604 Corridors Annexation Area), generally located along Foster Road, north of Rigsby-US 87, and east of Loop 410 East, south of IH-10 East, west of FM 1516, (The Foster Road Annexation Area), generally located South of IH-10 East, west of Old Greytown Road, north of Greytown Road, east of FM 15-16 (The IH-10 East-Loop 1604 East Interchange Annexation Area), generally located north of North Loop 1604 West, east of Vance Jackson Road, south of the Quarry, west of NW Military Highway (The Vance Jackson - North Loop 1604 West Tracts Annexation Area). Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17063)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed MLOD MSAO, 2. Proposed Annexation Zoning IH10 E, 3. Proposed Annexation Zoning Babcock, 4. Proposed Annexation Zoning Culebra, 5. Proposed Annexation Zoning Foster, 6. Proposed Annexation Zoning Vance Jackson, 7. Proposed Annexation Zoning Wiseman, 8. Proposed Annexation Zoning Potranco, 9. Babcock Rd Commercial Corridor-ERZD - 8-11-17

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2, 4, 6, and 8

SUBJECT:

Zoning Case Z2017206

(Associated Plan Amendment 17063)

SUMMARY:

Current Zoning: “OCL” Outside City Limits

Requested Zoning: “RP” Resource Protection District, “RE” Residential Estate District, “RD” Rural Development District, “FR” Farm and Ranch District, “NP-10” Neighborhood Preservation District, “R-20” Residential Single-Family District, “R-4” Residential Single-Family District, “R-5” Residential Single-Family District, “R-6” Residential Single-Family District, “C-1” Light Commercial District, “C-2” Commercial District, “C-3” General Commercial District, “L” Light Industrial District, “I-1” General Industrial District, “I-2” Heavy Industrial District, “MI-1” Mixed Light Industrial District, “MF-18” Limited Density Multi-Family District, “MF-25” Multi-Family District, “MF-33” Multi-Family District, “G” Golf Course District, “ED” Entertainment District, “MXD” Mixed Use District, “C-2 CD” Conditional Use for Motor Vehicle Sales/Full Service, “C-2 CD” Conditional Use for Landscaping Materials-Sales and Storage, “C-2 CD S” Conditional Use for Office/Warehousing/Flex Space and Specific Use Authorization for a Driving Range, “C-2 S” Specific Use Authorization for a Driving Range, “C-2 S” Specific Use Authorization for a Convenience Store (with gasoline and carwash), “C-3 CD” Conditional Use for Batch Plant, “C-2 CD” Conditional Use for Outdoor Storage and overlay districts of “AHOD” Airport Hazard Overlay District, “MAOZ” Military Airport Overlay Zone, “MLOD” Military Lighting Overlay District, “MSAO” Military Sound Attenuation Overlay District, “GC-1” Hill Country Gateway Corridor, “GC-2” Highway 151 Gateway Corridor, “UC-1” IH-10/FM 1604 Urban Corridor and “ERZD” Edwards Recharge Zone District where applicable

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 15, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: Multiple Property Owners

Applicant: City of San Antonio

Representative: City of San Antonio

Location:

1. The properties are generally located north of North Loop 1604 W, east of Scenic Loop Road, south of Cielo Vista, bounded by western and northern San Antonio city limits (The Babcock Road Corridor Annexation Area).
2. The properties are generally located north of Wiseman Road, south of Culebra Road San Antonio city

limits, to west of western city limits near West Loop 1604, south of Alamo Ranch Parkway and Alamo Parkway and Lone Star Parkway (The Culebra Road- Alamo Ranch Parkway Corridor Annexation Area).

3. The properties are generally located north of West Military Drive, from the western San Antonio city limits to the east of Talley Road, and south of Alamo ranch Parkway (The Wiseman Boulevard Corridor Annexation Area).
4. The properties are generally located north of Nelson Road, east of West Groesenbacher Road south of West Military Drive, west of western city limits, and near West Loop 1604 (The Potranco-West Loop 1604 Corridors Annexation Area).
5. The properties are generally located north of North Loop 1604 West, east of Vance Jackson Road, south of the Quarry, west of NW Military Highway (Vance Jackson Annexation Area).
6. The properties are generally located along Foster Road, north of Rigsby-US 87, and east of Loop 410 East, south of IH-10 East, west of FM 1516, (The Foster Road Annexation Area).
7. The properties are generally located South of IH-10 East, west of Old Greytown Road, north of Greytown Road, east of FM 1516 (The IH-10 East-Loop 1604 East Interchange Annexation Area).

Legal Description: Being approximately 18.5 square miles in Bexar County, Texas.

Total Acreage: 11,840

Notices Mailed

Owners of Property within 200 feet: 4,034

Registered Neighborhood Associations within 200 feet: Friends of San Antonio Natural Areas

Applicable Agencies: None.

Property Details

Property History: The subject property is currently located outside of San Antonio City Limits. The subject property is located within the Extraterritorial Jurisdiction (ETJ). The subject property's zoning is contingent upon the upcoming annexation into the City of San Antonio.

Topography: Some properties are included in the 100 year flood plain area. Also, several properties will be included in the Edwards Recharge Zone District.

Overlay and Special District Information: A portion on the northwest corner of the proposed annexation carries 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.

"ERZD"

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".

"GC-1"

The Hill Country Gateway Corridor District ("GC-1") provides site development standards for properties within 1,000 feet of Interstate 10 between UTSA Blvd and the northern City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services

Department.

“GC-2”

The Highway 151 Gateway Corridor District (“GC-2”) provides site development standards for properties within 1,000 feet of Highway 151 between Highway 90 and the western City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

"MLOD-1"

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.

"MSAO-1"

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: West Loop 1604

Existing Character: Highway

Proposed Changes: None Known

Thoroughfare: Interstate Highway 10 East

Existing Character: Highway

Proposed Changes: None Known

Thoroughfare: US Highway 90

Existing Character: Highway

Proposed Changes: None Known

Thoroughfare: Culebra Road

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: Potranco Road

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: Wiseman Boulevard

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: North Foster Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA operates multiple routes within the following areas:

- The Babcock Road Corridor Annexation Area
- The Culebra Road- Alamo Ranch Parkway Corridor Annexation Area
- The Potranco-West Loop 1604 Corridors Annexation Area

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:

Any future development will need to comply with parking standards established in Tables 526-3a and 526-3b.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property being assigned “DR” Development Reserve District, which permits single-family uses on a minimum of a 6,000 square foot lot.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

A portion of the proposed Babcock Road Corridor Annexation Area is within a ½ of a mile of the UTSA Regional Center.

A portion of the Culebra Road- Alamo Ranch Parkway Corridor Annexation Area and the Wiseman Boulevard Corridor Annexation Area are within a ½ of a mile of the Highway 151 and 1604 Premium Transit Corridor and the Highway 151 and 1604 Regional Center.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending the Plan Amendment.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject properties are located within the North Sector Plan, West/Southwest Sector Plan, Eastern Triangle Community Plan, and IH-10 East Perimeter Plan. The requested zoning districts are 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.

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 factored in the ability of the local street network to support growth, as well as proximity to established uses.

3. Suitability as Presently Zoned:

The subject properties are currently “OCL” Outside City Limits and are not zoned.

4. Health, Safety and Welfare:

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

5. Public Policy:

As the request, pending the plan amendment, is consistent with the above-referenced sector and community plans land use plans, the request does not appear to conflict with any public policy objective.

6. Size of Tract:

The proposed areas to be zoned include approximately 12,698 acres.

7. Other Factors:

None.