



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-4789

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 8/31/2017

**Title:** ZONING CASE # Z2017206 (Council District 2, 4, 6, 8): An Ordinance assigning and adopting zoning to areas considered for annexation from "OCL" Outside City Limits being approximately 18.5 square miles in Bexar County, Texas and amending City Code Chapter 35, Section 35-399.04 and 35-339.05. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Approval and an Alternate Recommendation for the Culebra Road and Foster Road Annexation Areas. (Associated Plan Amendment 17063) [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

(A) The Babcock Road Corridor Annexation Area to "RE" Residential Estate District, "RP" Resource Protection District, "R-6" Residential Single-Family District, "C-2" Commercial District, "C-2 S" Commercial District with a Specific Use for a Wireless Communication System, "C-2 S" Specific Use Authorization for a Convenience Store (with gasoline and carwash), "MF-18" Limited Density Multi-Family District, "MF-33" Multi-Family District, "ED" Entertainment District, "MLOD-1" Camp Bullis Military Lighting Overlay District and "MSAO-1" Camp Bullis Military Sound Attenuation Overlay District and "ERZD" Edwards Recharge Zone District on certain properties 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

(B) The Culebra Road-Alamo Ranch Parkway Corridor Annexation Area to "RP" Resource Protection District, "C-2" Commercial District, "C-3" General Commercial District, "MF-25" Multi-Family District, "MF-33" Multi-Family District, "MXD" Mixed Use District and "GC-2" Highway 151 Gateway Corridor Overlay District on certain properties 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

(C) The Wiseman Boulevard Corridor Annexation Area to "R-4" Residential Single-Family District, "R-6" Residential Single-Family District, "C-2" Commercial District, and "MXD" Mixed Use District 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

(D) The Potranco-West Loop 1604 Corridors Annexation Area to "FR" Farm and Ranch District, "RP" Resource Protection District, "RD" Rural Development District, "RE" Residential Estate District, "R-20" Residential Single-Family District, "NP-10" Neighborhood Preservation District, "R-6" Residential Single-Family District, "R-5" Residential Single-Family District, "MF-18" Limited Density Multi-Family District, "MF-33" Multi-Family District, "C-2" Commercial District, "C-3" General Commercial District, "L" Light Industrial District, "I-1" General Industrial District, "MXD" Mixed Use District, "C-2 CD" Specific Use Authorization for a Convenience Store (with gasoline and carwash), "C-3 CD" Conditional Use for Batch Plant, "C-2 CD S" Conditional Use for Outdoor Storage Under Roof and Screened, "C-2 CD" Conditional Use for a Carwash, and "C-2 CD" Auto and Light Truck Repair, "I-1 S" General Industrial District with a Specific Use for Outdoor Storage With No Screening Required, and creating and assigning the "MLOD-2" Medina Annex Military Lighting Overlay District and "MSAO-2" Medina Annex Military Sound Attenuation Overlay District and "AHOD" Airport Hazard Overlay District on certain properties, 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

(E) The Vance Jackson Annexation Area to "C-2" Commercial District, "C-3" General Commercial District, "UC-1" IH-10/FM 1604 Urban Corridor Overlay District and "ERZD" Edwards Recharge Zone

District generally located north of North Loop 1604 West, east of Vance Jackson Road, south of the Quarry, west of NW Military Highway

(F) The Foster Road Annexation Area to “RP” Resource Protection District, “R-20” Residential Single-Family District, “RE” Residential Estate District, “NP-10” Neighborhood Preservation, “R-6” Residential Single-Family District, “C-1” Light Commercial District, “C-1 CD” Light Commercial District with Conditional Use for Live Entertainment with Cover Charge 3 or more days per Week, “C-2” Commercial District, “L” Light Industrial District, “I-1” General Industrial District, “I-2” Heavy Industrial District and “AHOD” Airport Hazard Overlay District on certain properties 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

(G) The IH-10 East-Loop 1604 East Interchange Annexation Area to “R-4” Residential Single-Family District, “C-2” Commercial District, “C-3” General Commercial District, “MXD” Mixed Use District, “I-1” General Industrial District, “I-2” Heavy Industrial District and “AHOD” Airport Hazard Overlay District generally located South of IH-10 East, west of Old Greytown Road, north of Greytown Road, east of FM 1516

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Concord West\_MXD Exhibit, 2. Joe Eaton\_MXD Zoning site plan\_071717, 3. Paloma\_MXD Zoning Exhibit\_082217, 4. Westpointe E\_MXD Site Plan\_082217, 5. D 1\_Vise Oaks\_2017 Annex, 6. Z2017206 Minutes, 7. Proposed Annexation Zoning Babcock, 8. Proposed Annexation Zoning Culebra, 9. Proposed Annexation Zoning Wiseman, 10. Proposed Annexation Zoning Potranco North, 11. Proposed Annexation Zoning Vance Jackson, 12. Proposed Annexation Zoning Potranco South, 13. Proposed Annexation Zoning Foster, 14. Proposed Annexation Zoning IH10 E, 15. Draft Ordinance, 16. Ordinance 2017-08-31-0624

Date	Ver.	Action By	Action	Result
8/31/2017	1	City Council A Session	Other	Pass

**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:**

(A) The Babcock Road Corridor Annexation Area:

TO: “RE” Residential Estate District, “RP” Resource Protection District, “R-6” Residential Single-Family District, “C-2” Commercial District, “C-2 S” Commercial District with a Specific Use for a Wireless Communication System, “C-2 S” Specific Use Authorization for a Convenience Store (with gasoline and carwash), “MF-18” Limited Density Multi-Family District, “MF-33” Multi-Family District, “ED” Entertainment District, “MLOD-1” Camp Bullis Military Lighting Overlay District and “MSAO-1” Camp

Bullis Military Sound Attenuation Overlay District and “ERZD” Edwards Recharge Zone District on certain properties

(B) The Culebra/Alamo Ranch Annexation Area:

TO: “RP” Resource Protection District, “C-2” Commercial District, “C-3” General Commercial District, “MF-25” Multi-Family District, “MF-33” Multi-Family District, “MXD” Mixed Use District and “GC-2” Highway 151 Gateway Corridor Overlay District on certain properties

(C) The Wiseman Road Annexation Area:

TO: “R-4” Residential Single-Family District, “R-6” Residential Single-Family District, “C-2” Commercial District, and “MXD” Mixed Use District

(D) The Potranco/W Loop 1604 North and South Corridor Annexation Area:

TO: “FR” Farm and Ranch District, “RP” Resource Protection District, “RD” Rural Development District, “RE” Residential Estate District, “R-20” Residential Single-Family District, “NP-10” Neighborhood Preservation District, “R-6” Residential Single-Family District, “R-5” Residential Single-Family District, “MF-18” Limited Density Multi-Family District, “MF-33” Multi-Family District, “C-2” Commercial District, “C-3” General Commercial District, “L” Light Industrial District, “I-1” General Industrial District, “MXD” Mixed Use District, “C-2 CD” Specific Use Authorization for a Convenience Store (with gasoline and carwash), “C-3 CD” Conditional Use for Batch Plant, “C-2 CD S” Conditional Use for Outdoor Storage Under Roof and Screened, “C-2 CD” Conditional Use for a Carwash, and “C-2 CD” Auto and Light Truck Repair, “I-1 S” General Industrial District with a Specific Use for Outdoor Storage With No Screening Required, and creating and assigning “MLOD-2” Medina Annex Military Lighting Overlay District and “MSAO-2” Medina Annex Military Sound Attenuation Overlay District and “AHOD” Airport Hazard Overlay District on certain properties

(E) The Vance Jackson Road Annexation Area:

TO: “C-2” Commercial District, “C-3” General Commercial District, “UC-1” IH-10/FM 1604 Urban Corridor Overlay District and “ERZD” Edwards Recharge Zone District

(F) The Foster Road Annexation Area:

TO: “RP” Resource Protection District, “R-20” Residential Single-Family District, “RE” Residential Estate District, “NP-10” Neighborhood Preservation, “R-6” Residential Single-Family District, “C-1” Light Commercial District, “C-1 CD” Light Commercial District with Conditional Use for Live Entertainment with Cover Charge 3 or more days per Week, “C-2” Commercial District, “L” Light Industrial District, “I-1” General Industrial District, “I-2” Heavy Industrial District and “AHOD” Airport Hazard Overlay District on certain properties

(G) The IH-10 East - Loop 1604 East Interchange Annexation Area:

TO: “R-4” Residential Single-Family District, “C-2” Commercial District, “C-3” General Commercial District, “MXD” Mixed Use District, “I-1” General Industrial District, “I-2” Heavy Industrial District and “AHOD” Airport Hazard Overlay District

## **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-2"**

All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Medina Annex (Lackland). The "MLOD-2" 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-2"**

All surrounding properties carry the "MSAO-2" Medina Annex (Lackland) Military Sound Attenuation Overlay District, due to their proximity to Medina Annex (Lackland). The "MSAO-2" 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-2" 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. Zoning Commission recommended approval of the proposed zoning for the Babcock Road, Wiseman, Potranco Road North and South, IH-10 East and Vance Jackson Annexation Areas. Zoning Commission recommended alternate recommendations of “MF-18” and “MF-25” for properties in the Culebra Road Annexation Area, and an alternate recommendation of “L” for properties in the Foster Road Annexation Area.

**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 11,840 acres.

**7. Other Factors:**

None.