



City of San Antonio

Legislation Details (With Text)

File #: 17-6195

Type: Zoning Case

In control: City Council A Session

On agenda: 12/7/2017

Title: ZONING CASE # Z2017217 S ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "ED MLOD-1 MSAO-1 ERZD" Entertainment District Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay Edwards Recharge Zone District to "ED S MLOD-1 MSAO-1 ERZD" Entertainment District Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay Edwards Recharge Zone District with Specific Use Authorization for a Wireless Telecommunication Tower on 0.037 acres out of NCD 14859, located at 16416 La Cantera Parkway. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan, 3. SAWS Report, 4. Zoning Minutes, 5. Draft Ordinance, 6. Field Notes, 7. Ordinance 2017-12-07-0976

Date	Ver.	Action By	Action	Result
12/7/2017	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2017217 S ERZD

SUMMARY:

Current Zoning: "ED MLOD-1 MSAO-1 ERZD" Entertainment District Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay Edwards Recharge Zone District

Requested Zoning: "ED S MLOD-1 MSAO-1 ERZD" Entertainment District Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay Edwards Recharge Zone District with Specific Use Authorization for a Wireless Telecommunication Tower

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 17, 2017

Case Manager: Erica Greene, Planner

Property Owner: La Cantera Development Company

Applicant: T-Mobile Wireless

Representative: Vincent Huebinger

Location: 16416 La Cantera Parkway

Legal Description: 0.037 acres out of NCD 14859

Total Acreage: 0.037

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: SAWS

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1987 and was previously zoned "B-3" Business District. A 1990 case, Ordinance #71311 zoned the subject property as "ED" Entertainment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "ED" Entertainment 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: ED

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: ED

Current Land Uses: Apartments

Direction: South

Current Base Zoning: ED

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: ED

Current Land Uses: Six Flags Fiesta

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 "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.

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: La Cantera Parkway

Existing Character: Local Street

Proposed Changes: None

Public Transit: VIA bus route #94 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: Utilities requires a minimum of 1 per service employee.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "ED" Entertainment District. The current zoning of “ED” Entertainment District allows districts which include as a primary use, a theme park or destination resort that is developed as a regional tourist entertainment facility.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the UTSA Regional Center and not within a half mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend 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 “Regional Center” in the future land use component of the plan. The requested “ED” Entertainment 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 a Wireless Telecommunication Tower blends in with the surrounding properties of the area including a theme park and multi-family housing.

3. Suitability as Presently Zoned:

The current “ED” base zoning district is appropriate for the subject property’s location. The requested commercial zoning with a Specific Use for Wireless Telecommunication Tower is consistent for the area. The subject property is surrounded by development that supports 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 several commercial properties.

5. Public Policy:

The rezoning request does not appear to conflict with the 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 0.037 acres in size, which should reasonably accommodate the uses permitted in “ED” Entertainment District.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may under the right set of circumstances and conditions be acceptable in certain specific locations.

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 65%.