



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-6057

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 11/6/2018

**Title:** ZONING CASE # Z2018340 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 and "C-2 GC-3 MLOD-1 ERZD" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 15.99 acres out of CB 4900 and CB 4924, located at 23211 U.S. Highway 281 North. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map

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

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Zoning Case Z2018340 ERZD

**SUMMARY:**

**Current Zoning:** "OCL" Outside City Limits

**Requested Zoning:** "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District and "C-2 GC-3 MLOD-1 ERZD" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 6, 2018

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** The Herlinda Cantu Family LP

**Applicant:** David G. Cantu

**Representative:** Rob Killen, Kaufman & Killen, Inc

**Location:** 23211 U.S. Highway 281 North

**Legal Description:** 15.99 acres out of CB 4900 and CB 4924

**Total Acreage:** 15.99

**Notices Mailed**

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Planning Department, Texas Department of Transportation

**Property Details**

**Property History:** The subject property is currently outside city limits and is going through the voluntary annexation process, and will be considered at City Council on December 13, 2018.

**Topography:** The subject property is within the Edwards Aquifer Recharge Zone

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-2

**Current Land Uses:** Vacant Lot, Single-Family Residences

**Direction:** East

**Current Base Zoning:** None

**Current Land Uses:** Highway 281

**Direction:** South

**Current Base Zoning:** C-3

**Current Land Uses:** Vacant Lots

**Direction:** West

**Current Base Zoning:** MF-25, C-3

**Current Land Uses:** Vacant Lots

**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

The US 281 Gateway Corridor District ("GC-3") provides site development standards for properties within 4,000 feet along the US 281 north right-of-way. 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

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:** North US Highway 281 N

**Existing Character:** Highway

**Proposed Changes:** None Known

**Public Transit:** there are no VIA routes within walking distance.

**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:** Parking will depend on the use of the subject property.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property remaining outside city limits in which zoning does not apply.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is in the Stone Oak Regional Center and is within close proximity to the Stone Oak Premium Transit Corridor.

**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 property owner is requesting for a voluntary annexation. The subject property fronts US 281 and is surrounded by commercially zoned undeveloped property. Commercial uses are appropriate along major arterials such as highways, and do not negatively impact the character of the area.

**3. Suitability as Presently Zoned:**

The property is not currently zoned. If the annexation is approved, the “C-2” is appropriate given the location being adjacent to a highway.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The rezoning request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property totals 15.99 acres in size, which reasonably accommodates the uses permitted in “C-2” Commercial District.

**7. Other Factors:**

This is part of a voluntary annexation application. Planning Commission considered the proposed annexation on October 24, 2018 and recommended approval.