



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-5264

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 8/8/2019

**Title:** ZONING CASE Z-2019-10700122 CD (Council District 9): Ordinance amending the Zoning District Boundary from "R-5 MLOD-1 MLR-2 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-5 CD MLOD-1 MLR-2 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Professional Office on the northwest 346.98 feet of Lot M, NCB 13832, located at 570 Heimer Road. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance, 5. Ordinance 2019-08-08-0624

Date	Ver.	Action By	Action	Result
8/8/2019	1	City Council A Session	Motion to Appr w Cond	Pass

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Zoning Case Z-2019-10700122 CD

**SUMMARY:**

**Current Zoning:** "R-5 MLOD-1 MLR-2 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** "R-5 CD MLOD-1 MLR-2 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Professional Office

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 2, 2019

**Case Manager:** Patricia Franco, Planner

**Property Owner:** Camp to Success

**Applicant:** Jawanda Newsome

**Representative:** Jawanda Newsome

**Location:** 570 Heimer Road

**Legal Description:** the northwest 346.98 feet of Lot M, NCB 13832

**Total Acreage:** 1.008

**Notices Mailed**

**Owners of Property within 200 feet:** 25

**Registered Neighborhood Associations within 200 feet:** Canyon Park HOA

**Applicable Agencies:** Camp Bullis

**Property Details**

**Property History:** The property was annexed by the City of San Antonio on March 18, 1965 by Ordinance 33076 and was originally zoned Temporary "A" Single-Family District. The property converted to "R-5" Single Family Residence with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

**Topography:** The subject property is not located within the 100-year flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "R-5"

**Current Land Uses:** Single-Family Residences

**Direction:** East

**Current Base Zoning:** "MF-33"

**Current Land Uses:** Single-Family Residences

**Direction:** South

**Current Base Zoning:** "MF-33"

**Current Land Uses:** Two-Story Apartments

**Direction:** West

**Current Base Zoning:** "R-5"

**Current Land Uses:** Single-Family Residences

**Overlay and Special District Information:**

"AHOD"

All surrounding properties carry 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.

"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.

**Transportation**

**Thoroughfare:** Heimer

**Existing Character:** Collector

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

Routes Served: 648

**Traffic Impact:** A Traffic Impact Analysis (TIA) determination cannot be determined at this time.

**Parking Information:** Minimum parking space requirements for Single Family-Residential use is one space per resident.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “R-5”. These districts provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is located within the Greater Airport Area Plan. It is located within a ½ a 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 subject property is located within the North Sector Plan and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “R-5” base zoning district is consistent with the future land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

**3. Suitability as Presently Zoned:**

The existing “R-5” Single-Family Residential base zoning is an appropriate zoning district is appropriate for

the surrounding area. The proposed request maintains the base “R-5” district while the “CD” allows consideration of a professional office.

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

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The proposed rezoning does not appear to conflict with any existing goals, principles or objectives of the North Sector Plan Goals:

Goal: High density housing is developed near post-secondary education facilities, principal and arterial transportation routes, and major employment areas.

HOU-2.3 Utilize High Density Residential as a buffer between principal and arterial roadways / non-residential (i.e. office, retail, commercial uses) and lower density residential housing.

Goal: Strong and stable medical and research industries that promote economic stability in the North Sector.

ED-2.3: Support, stimulate, and foster increased activity of existing businesses within the North Sector including but not limited to finance, insurance, real estate, medical, cyber security, research and development.

**6. Size of Tract:**

The subject property is 1.008 acres, which would adequately support residential use with an office.

**7. Other Factors:**

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request.