



City of San Antonio

Agenda Memorandum

File Number:16-3664

Agenda Item Number: 3.

Agenda Date: 6/21/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2016111 ERZD

SUMMARY:

Current Zoning: "R-6 MLOD-1 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

Requested Zoning: "O-1 MLOD-1 ERZD" Office Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 21, 2016

Case Manager: Erica Greene, Planner

Property Owner: Law Security, Louis A. Wood

Applicant: KLove Engineering, LLC

Representative: KLove Engineering, LLC

Location: 12100 Pebble Lane #2

Legal Description: Lot 12, Block 18, NCB 14728

Total Acreage: 0.3748

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1964 and was previously zoned “Temporary R-1” Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family Residential 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: R-6

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: R-6

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: O-1

Current Land Uses: Law Security Office Building

Direction: East

Current Base Zoning: O-1

Current Land Uses: Vacant Lot

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 "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: Pebble Lane

Existing Character: Local Road

Proposed Changes: None

Public Transit: The nearest VIA bus routes are #97 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: Professional Office requires a minimum of 1 per 300 sf GFA and a maximum of 1 per 140 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-6 MLOD-1 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

FISCAL IMPACT:

None.

RECOMMENDATION:

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 "O-1" Office 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 area is developed with other office uses to the northeast and the south.

3. Suitability as Presently Zoned:

The current "R-6" base zoning district is appropriate for the subject property's location. The requested zoning district of "O-1" is also appropriate for the subject property's location.

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 land use goals and strategies of the of the North Sector Plan that encourages development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods.

6. Size of Tract:

The subject property totals 0.3748 acres in size, which should reasonably accommodate the uses permitted in "O-1" Office District.

7. Other Factors:

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam and the City of San Antonio, the Military did not review the request because the property is less than 10 acres in size and does not directly abut the installation.

The SAWS report has classified the subject property as a Category 2. SAWS staff recommends approval of the

zoning request with an impervious cover of 65%.