



City of San Antonio

Agenda Memorandum

File Number:17-1129

Agenda Item Number: 15.

Agenda Date: 1/17/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2017035

SUMMARY:

Current Zoning: "PUD O-1 MSAO-1 MLOD-1" Planned Unit Development Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "PUD MF-25 MSAO-1 MLOD-1" Planned Unit Development Low Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

Requested Zoning: "O-1 MSAO-1 MLOD-1" Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 17, 2017

Case Manager: Oscar Aguilera, Planner

Property Owner: R/A Dominion Development Properties, LLC and Angora Assets, LC

Applicant: Angora Assets, LC

Representative: Brown & Ortiz, P.C.

Location: 150 Block of Palmilla Court

Legal Description: 4.274 acres out of NCB 34034

Total Acreage: 4.274

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Dominion Homeowners Association.

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in December of 1998 (Ordinance 88824), and was originally zoned “Temp R-1” Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “R-6” Residential Single-Family District. In a 2004 zoning case, the property was rezoned to the current “MF-25 PUD” Low Density Multi-Family Planned Unit Development District. The clubhouse currently on the property was built in 2008 and contains offices as well as clubhouse amenities. Portion of the property was rezoned to “O-1 PUD” in 2014.

Topography: The property has a slight slope, and an abundance of grasses, shrubs and trees. The western portion of the property is located within the 100-year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6, R-6 CD

Current Land Uses: Office Building Single-Family Residences

Direction: South

Current Base Zoning: O-1, MF-25

Current Land Uses: Business Park, Club House, Duplexes

Direction: East

Current Base Zoning: MF-25

Current Land Uses: Vacant

Direction: West

Current Base Zoning: R-6 CD, C-2 CD

Current Land Uses: Office Buildings and Vacant lots

Overlay and Special District Information:

All surrounding properties carry the "MLOD" Military Lighting Overlay District and “MSAO” Military Sound Attenuation Overlay District, due to their proximity to Camp Bullis. The "MLOD" 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 "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.

Transportation

Thoroughfare: Dominion Drive

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is not public transit available in the immediate vicinity

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Professional Office - Minimum Parking Requirement: 1 space per 300 square feet Gross Floor Area (GFA). Maximum Parking Requirement: 1 space per 140 square feet GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the proposed zoning will result in the subject property retaining the current zoning 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 subject property is located within the North Sector Plan and is currently designated as Rural Estate Tier in the future land use component of the plan. The requested "O-1" base zoning district is consistent with this designation. The Rural Estate Tier allows for neighborhood commercial uses such as, convenience stores, service stations, professional offices, restaurants, bed and breakfast and other small business.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties of the proposed uses.

3. Suitability as Presently Zoned:

"O-1" Office District is appropriate for the subject property. This request will not have any negative effects on future development, but rather provide a more suitable infrastructure for office uses and less intense use such as high density apartments.

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 request does not appear to conflict with any public policy objective because it is consistent with the future land use plan.

6. Size of Tract:

The subject property measures 4.274 acres which accommodates the existing development with adequate space for parking.

7. Other Factors:

None.