



City of San Antonio

Agenda Memorandum

File Number:17-3884

Agenda Item Number: 13.

Agenda Date: 7/18/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2017136 S

SUMMARY:

Current Zoning: "R-5" Residential Single-Family District

Requested Zoning: "R-5 S" Residential Single-Family District with Specific Use Authorization for a Wireless Communication System

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 18, 2017 (Postponement from May 2, 2017)

Case Manager: Daniel Hazlett, Planner

Property Owner: Colonial Hills United Methodist Church

Applicant: Vincent Gerard & Associates, Inc.

Representative: Vincent Gerard & Associates, Inc.

Location: 5247 Vance Jackson Road

Legal Description: 0.013 acres out of NCB 16699

Total Acreage: 0.013

Notices Mailed

Owners of Property within 200 feet: 3

Registered Neighborhood Associations within 200 feet: Vance Jackson Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property was originally annexed into the City Limits on September 25, 1952 and the property was originally zoned as “A” Single-Family District. Upon the Adoption of the 1965 Code the property was rezoned to “R-5” Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district remained as "R-5" Residential Single-Family District.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a 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: “R-5”

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: “R-5”

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: “R-5”, “R-6”

Current Land Uses: Single-Family Residences

Overlay and Special District Information: None.

Transportation

Thoroughfare: Vance Jackson Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Thoroughfare: Whitson Road

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: The VIA number 602 and 96 bus line stops are located at Vance Jackson Road and Whitson Drive.

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:

Wireless Communications Systems requires 1 space per Service Employee.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a ½ mile of a Regional Center or a Premium Transit Corridor.

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 “R-5” base zoning district is consistent with the adopted 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.

3. Suitability as Presently Zoned:

Both the current “R-5” and requested “R-5 S” with a Specific Use Authorization for a Wireless Communication System zoning districts are appropriate for the subject property.

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, because the request is consistent with the plan.

6. Size of Tract:

The subject property is 0.013 of an acre in size, which accommodates the proposed development.

7. Other Factors:

In accordance with Section 35-385(d)(2) of the Unified Development Code (UDC), Wireless Communication Systems in residential properties abutting residential districts must comply with a 200’ (feet) Tower Setback from Residential property. This distance may be reduced by City Council.

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 with may, under the right set of circumstances and conditions be acceptable in certain specific locations.

