



City of San Antonio

Agenda Memorandum

File Number:17-4117

Agenda Item Number: 25.

Agenda Date: 7/18/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2017189

SUMMARY:

Current Zoning: "I-1 MLOD-1" General Industrial Camp Bullis Military Lighting Overlay District

Requested Zoning: "C-3 MLOD-1" General Commercial Camp Bullis Military Lighting Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 18, 2017

Case Manager: Angela Cardona, Planner

Property Owner: Mayhill Properties LTD

Applicant: George Gaiser, Jr.

Representative: George Gaiser, Jr.

Location: 12702 Mayhill Drive

Legal Description: Lot 10, Block 5, NCB 17454

Total Acreage: 0.63 acres

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1972 (Ordinance 41426). The current "I-1" base zoning district converted from the previous "I-1" Light Industry District with the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001). Prior to the conversion, the base zoning changed from "R-3" Multiple Family Residence District to "I-1" Light Industry District (Ordinance 52821, dated September 25, 1980).

Topography: The subject property is within the Edward's Aquifer Mandatory Detention Area and Transition Zone. A small portion near the southeast corner of the property is located within the 100 year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1

Current Land Uses: Gym/ Cross Training Facility

Direction: West

Current Base Zoning: I-1

Current Land Uses: Vacant Lots

Direction: South

Current Base Zoning: I-1

Current Land Uses: Parking Lots

Direction: East

Current Base Zoning: I-1

Current Land Uses: Vacant Lot and Drainage ROW

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.

Transportation

Thoroughfare: DeZavala Road

Existing Character: Secondary Arterial type A

Proposed Changes: None Known

Thoroughfare: Cimarron Path

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: The nearest VIA bus route #604 is within walking distance of the subject property.

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: Parking requirements are determined by use. Commercial uses generally requires a minimum of 1 parking space per 300 square feet and a maximum of 1 parking space per 200 square feet.

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 within one half mile of the UTSA Regional Center and within one half mile of the Fredericksburg Transit Corridor and I-10 Corridor Buffer.

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 Regional Center. The request for “C-3” base zoning district is consistent with the adopted future land use plan.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change because the request is consistent with the uses of the surrounding properties within the business park.

3. Suitability as Presently Zoned:

The current “I-1” base zoning district is appropriate for the subject property’s location. The requested zoning district of “C-3” 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 and promotes job growth in the Specialized, Regional, and Mixed Use Centers to achieve the City’s diversified business targets through land use guidance and economic incentives.

6. Size of Tract:

The subject property totals 0.63 acres in size, which should reasonably accommodate the uses permitted in “C-3” General Commercial District.

7. Other Factors:

None.

