



City of San Antonio

Agenda Memorandum

File Number:13-1274

Agenda Item Number: Z-5.

Agenda Date: 4/3/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:

Zoning Case Z2013074 S ERZD

SUMMARY:

Current Zoning: "C-2 ERZD MLOD-1 AHOD" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District

Requested Zoning: "C-2 S ERZD MLOD-1 AHOD" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communication System

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 17, 2013

Case Manager: Pedro Vega, Planner

Property Owner: F.A. McComas, Inc. (by Theresa McComas, Vice President)

Applicant: F.A. McComas, Inc. (by Theresa McComas, Vice President)

Representative: P.W. Christensen, P.C. (Patrick Christensen)

Location: A portion of 14440 Huebner Road

Legal Description: 0.0689 of an acre out of Lot 4, Block 3, NCB 17843

Total Acreage: 0.0689

Notices Mailed

Owners of Property within 200 feet: 11

Neighborhood Associations: Hunters Creek North Neighborhood Association

Planning Team Members: San Antonio International Airport Vicinity Land Use Plan (No Planning Team)

Applicable Agencies: The San Antonio Water System and The Camp Bullis Military Training Site

Property Details

Property History: The subject property is currently undeveloped. The property was annexed in 1985 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In 1986, the property was rezoned to “B-2” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-2” Commercial District. The subject property is a small portion of a larger platted lot (Volume 9546, Page 141 of the Bexar County Plat Records).

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “O-2”

Current Land Uses: Parking lot

Direction: West

Current Base Zoning: “C2”

Current Land Uses: Utility service building, vacant

Direction: South

Current Base Zoning: “R-6”

Current Land Uses: Single Family Dwellings

Direction: East

Current Base Zoning: “C-2”

Current Land Uses: Vacant

Overlay and Special District Information: 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.

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”.

All surrounding properties carry the "MLOD" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD" regulates outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Transportation

Thoroughfare: Huebner Road

Existing Character: Primary Arterial Type A 120’; two lanes in each direction

Proposed Changes: None known

Public Transit: The nearest VIA line is the 97, which operates along Huebner Road.

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

Parking Information: Minimum Parking Requirement for a Wireless Communication System: 1 per service employee; Maximum Parking Allowance: N/A

ISSUE:
None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the existing commercial designation, prohibiting the proposed Specific Use Authorization for a Wireless Communication System.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (7-1) recommend 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 San Antonio International Airport Vicinity Neighborhood Plan, and is currently designated as Community Commercial which includes a range of uses from low to medium intensity commercial and office uses. The “C-2” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The uses permitted in the “C-2” zoning district are appropriate for the subject property. However, the zoning request will not change the base zoning district but allow for a wireless communication system subject to section 35-385(d) which requires a specific use authorization because the property is located over the Edwards Aquifer Recharge Zone.

4. Health, Safety and Welfare:

Staff has found no evidence of likely adverse impacts on the health, safety, and welfare of the surrounding community, provided the SAWS recommendations are adhered to.

5. Public Policy:

The subject property is located within the boundaries of the Military Lighting Overlay District, which is a five-mile area surrounding Camp Bullis and located only within the City of San Antonio municipal boundaries. Any new development within the five mile area surrounding Camp Bullis must comply with the lighting standards established within this zoning overlay district.

The request does not appear to conflict with any public policy objective. The request is consistent with the San Antonio International Airport Vicinity Neighborhood Plan.

6. Size of Tract:

The subject property is 0.0689 of an acre in size, which accommodates the proposed development with adequate space for parking (see site plan).

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 Houston and the City of San Antonio, the Military did not review the request because the property is located south of Loop 1604 and is less than 10 acres in size.

SAWS Summary:

The property is classified as a Category 2 property.

No sensitive geologic features were observed on the site.

The impervious cover shall not exceed 15% for the entire site.

SAWS Staff recommends approval.