



City of San Antonio

Agenda Memorandum

File Number:18-3305

Agenda Item Number: 13.

Agenda Date: 5/15/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2018177 S

(Associated Plan Amendment 18055)

SUMMARY:

Current Zoning: "R-20 MLOD-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District

Requested Zoning: "L S MLOD-1 MSAO-1" Light Industrial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District with a Specific Use Authorization of a Construction Contractor Facility with Outside Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 15, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Carlo & Vera Salvatore

Applicant: Paolo Salvatore

Representative: UP Engineering, LLC

Location: 20951 Milsa Drive

Legal Description: Lot 52, Lot 53, Lot 54, Lot 55, NCB 35733

Total Acreage: 4.0

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Friends of Friedrich Wilderness Park

Applicable Agencies: Parks Department and Camp Bullis JBSA

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 31, 1998 and zoned "Temporary R-1" Temporary Residential District, established by Ordinance 88824. The zoning changed to "R-8" Large Lot Home District on February 25, 1999, established by Ordinance 89324. Upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001), the current "R-20" Residential Single-Family District zoning converted from the previous "R-8" base zoning district.

Topography: The subject property is located within the Leon Creek watershed area.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: L

Current Land Uses: Construction Contractor Facility Outdoor Storage

Direction: East

Current Base Zoning: I-1

Current Land Uses: Construction Contractor Facility

Direction: South

Current Base Zoning: R-20

Current Land Uses: Friedrich Wilderness Park

Direction: West

Current Base Zoning: R-20

Current Land Uses: Friedrich Wilderness Park

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 "MSAO-1" Camp Bullis Military Sound Attenuation Overlay District, due to their proximity to Camp Bullis. 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: Milsa Drive

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: Heuermann Road

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There are no nearby VIA bus routes.

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: A Contractor Facility requires a minimum of one (1) parking space per 1,500 square-feet of the Gross Floor Area (GFA) and a maximum of one (1) parking space per 300 square-feet of the GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “R-20” base zoning district permits single-family dwellings (detached) with a minimum lot size of 20,000 square feet and a minimum lot width of 90 feet, accessory dwelling, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center nor a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

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 “Rural Estate Tier” in the land use component of the plan. The requested “L” base zoning district is not consistent with the adopted land use designation. The applicant submitted a Plan Amendment for “Agribusiness Tier.” Staff recommends Denial of the Plan Amendment request. Planning Commission continued the case to May 23, 2018.

2. Adverse Impacts on Neighboring Lands:

Staff has found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request to “L” Light Industrial. Allowing more industrial zoning to seep into the neighborhood is not consistent with the land use or the adjacent “R-20” zoning designation.

3. Suitability as Presently Zoned:

The existing “R-20” base zoning district is appropriate for the surrounding area. There are single-family residential uses in the vicinity is an appropriate use for the subject property.

4. Health, Safety and Welfare:

Staff has found indication of likely adverse effects on the public health, safety, or welfare. The propose “L” Light Industrial District creates further encroachment of an industrial uses into a residential area.

5. Public Policy:

The request does appear to conflict with public policy objectives. The requested zoning is not consistent with the future land use designated in the North Sector Plan.

6. Size of Tract:

The 4.00 acre site is of sufficient size to accommodate the proposed development. The proposed use is outdoor storage for the adjacent construction contractor facility.

7. Other Factors:

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

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, the Military was sent notice of the case.