



City of San Antonio

Agenda Memorandum

File Number:21-3588

Agenda Item Number: 5.

Agenda Date: 5/18/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z-2021-10700066 ERZD

SUMMARY:

Current Zoning: "R-6 UC-1 MLOD-1 MLR-2 ERZD" Residential Single-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

Requested Zoning: "NC UC-1 MLOD-1 MLR-2 ERZD" Neighborhood Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 18, 2021

Case Manager: Michael Pepe, Senior Planner

Property Owner: Griffey Biomedical Consulting, LLC

Applicant: Michele Griffey

Representative: Michele Griffey

Location: 15719 Babcock Road

Legal Description: Lot 2, Block 13, NCB 14768

Total Acreage: 0.330

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Hills & Dales Neighborhood Association
Applicable Agencies: San Antonio Water System, Camp Bullis

Property Details

Property History: The property was annexed by Ordinance 39197 dated February 24, 1971 as Temporary “R-1”. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “R-1” converted to the current “R-6” Residential Single-Family District.

Topography: The property is located within Edwards Aquifer Recharge Zone.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-6”

Current Land Uses: Vacant

Direction: East

Current Base Zoning: “C-3”

Current Land Uses: Vacant

Direction: South

Current Base Zoning: “R-6”

Current Land Uses: Vacant

Direction: West

Current Base Zoning: “R-6”

Current Land Uses: Vacant

Overlay and Special District Information:

"MLOD-1"

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.

“UC”

The Urban Corridor overlay was established because there are many roadway corridors which have been and/or will continue to be very significant to the city. The corridors are important because they have shaped the sense of what individual neighborhoods are in their role as historic entrances to the city. Other corridors are significant because they serve as gateways to the city or because of surrounding natural, historic, cultural, and aesthetic areas. The establishment of “UC” serves to preserve, enhance, and perpetuate the value of specific roadway corridors.

"ERZD"

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”.

Transportation

Thoroughfare: Babcock

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 660

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information: The minimum parking requirement for most small commercial uses is 1 space per 300 square feet.

ISSUE:

None.

ALTERNATIVES:

Current: “R-6” allows a Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed: “NC” provides small areas for offices, professional services, service and storefront retail uses; all designed in scale with surrounding residential development. Building size is limited to 3,000 square feet. Examples of permitted uses: animal and pet services, fitness/health club, antique store, apparel and accessory store, bookstore, bakery, florist, gift shop, professional offices, music store, convenience store, and restaurant.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is located within the North Sector Plan and is within 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 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 “NC” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested “NC” Neighborhood Commercial District is appropriate along Babcock Road and abutting “R-6” Residential Single-Family zoning and uses.

3. Suitability as Presently Zoned:

The existing “R-6” Residential Single-Family is not an appropriate zoning district along the Babcock road corridor and across the street from “C-3” Commercial. The proposed “NC” Neighborhood Commercial zoning is a more appropriate zoning for the area, as the “NC” acts as a buffer between the thoroughfare, potential commercial, and the nearby existing residential uses. The proposed change would allow low impact, walkable commercial retail and services in close proximity to neighborhood housing and bus routes.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare. The recommendations of the San Antonio Water System report assist in mitigating potential environmental impact.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the North Sector Plan:

Goal LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.

Goal LU-3 Higher density/intensity tiers are recommended adjacent or proximate to activity centers. Strategies:
LU-3.2 Integrate mixed use areas vertically as well as horizontally, allowing for differing uses within the same building, as well as within the same project area.

Goal LU-6 Development of livable, walkable communities is encouraged.

LU-1.5 Promote flexibility and innovation in residential, business and recreational land uses through planned unit developments, conservation subdivisions, specific plans, mixed use projects, and other innovative development and land use planning techniques.

6. Size of Tract:

The subject property is approximately 0.330 acres, which would adequately support the requested neighborhood commercial uses.

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, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

SAWS Recommendation is that impervious cover shall not exceed 20% on site.