



City of San Antonio

Agenda Memorandum

File Number: 14-2533

Agenda Item Number: Z-20.

Agenda Date: 11/6/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:

Zoning Case Z2014250

SUMMARY:

Current Zoning: “C-2 PUD MLOD-1” Commercial Planned Unit Development Military Lighting Overlay District, “C-2 PUD GC-1 MLOD-1” Commercial Planned Unit Development Hill Country Gateway Corridor Military Lighting Overlay District and “C-2 PUD UC-1 GC-1 MLOD-1” Commercial Planned Unit Development IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Military Lighting Overlay District

Requested Zoning: “C-2 MLOD-1” Commercial Military Lighting Overlay District, “C-2 GC-1 MLOD-1” Commercial Hill Country Gateway Corridor Military Lighting Overlay District and “C-2 UC-1 GC-1 MLOD-1” Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Military Lighting Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 16, 2014

Case Manager: Krystin Ramirez, Planner

Property Owner: Kaufman & Killen, Inc.

Applicant: Leon Creek, Ltd. (By John A. Peveto, Jr., Manager)

Representative: Leon Creek, Ltd. (by John A. Peveto, Jr., Manager)

Location: Portions of the 22200 through 24400 Blocks of IH 10 West

Legal Description: 10.187 acres out of NCB 34732 & NCB 34752 and 4.008 acres out of Lot 901, Block 110, NCB 16386

Total Acreage: 14.195

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: None

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1998 and was originally zoned “Temp R-1” Temporary Single Family Residence District. The property has been through many rezoning cases as part of the Dominion development; however, the property has never been platted or developed. A majority of the subject property lies within a Planned Unit Development to the south and east of Boerne Stage Road and located along Old Fredericksburg Road.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Zoning and Land Uses

Direction: North and East

Current Base Zoning: “R-6 PUD” and “MF-18”

Current Land Uses: Vacant land and Office

Direction: South

Current Base Zoning: “C-1 PUD” and “C

Current Land Uses: Vacant land

Direction: West

Current Base Zoning: “C-2”, “C-3 H” and “C-3”

Current Land Uses: Retail Center, Elementary School, Church Office and Restaurant

Overlay and Special District Information: 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: Boerne Stage Road

Existing Character: Secondary Arterial Type A; one lane in each direction

Proposed Changes: None known

Thoroughfare: IH 10 West

Existing Character: Access Road; one lane in each direction with access to on-street parking

Proposed Changes: None known

Thoroughfare: Old Fredericksburg Road

Existing Character: Local Street; one lane in each direction without curbs or striping.

Proposed Changes: None known

Public Transit: None.

Traffic Impact: A Traffic Impact Analysis (TIA) report is required. The traffic generated by the proposed development exceeds the threshold requirements. A traffic engineer must be present at the Zoning Commission hearing.

Parking Information: Off-street vehicle parking requirements are determined by type of use and building size. The Traffic Impact Analysis refers to a commercial use with no anticipated use at this time.

ISSUE:
None.

ALTERNATIVES:
A denial of the request will result in the subject property retaining the existing C-2 commercial zoning designation.

FISCAL IMPACT:
None. The applicant has paid the required fees.

RECOMMENDATION:
Staff and Zoning Commission (8-0) recommend 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 designated as Suburban Tier in the future land use component of the plan. The requested zoning is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts on neighboring lands.

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is consistent with the future land use designation and the surrounding development patterns.

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 requested zoning change does not appear to conflict with any public policy objectives.

6. Size of Tract:

The subject property totals 14.195 acres in size, which reasonably accommodates the uses permitted in “C-2” zoning district.

7. Other Factors:

None.