



City of San Antonio

Legislation Details (With Text)

File #: 15-3172

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/19/2015

Title: WITHDRAWN ZONING CASE # Z2014239 (Council District 9): A request for a change in zoning from "O-2 AHOD MLOD-1" High-Rise Office Airport Hazard Overlay Camp Bullis Military Lighting Overlay District to "C-2 AHOD MLOD-1" Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District on Lot 33 and the south 118.1 feet of Tract 2, NCB 17860. Located at 14235 Blanco Road. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2014-239_Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 9

SUBJECT:
Zoning Case Z2014239

SUMMARY:

Current Zoning: "O-2 AHOD MLOD-1" High-Rise Office Airport Hazard Overlay Camp Bullis Military Lighting Overlay District

Requested Zoning: "C-2 AHOD MLOD-1" Commercial Airport Hazard Overlay Camp Bullis Military Lighting Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 19, 2015. The case was postponed prior to the September 16, 2014 Zoning Commission public hearing. This is the third public hearing for this zoning case. The rezoning request was continued from the January 20, 2015 and February 17, 2015 Zoning hearings.

Case Manager: Logan Sparrow, Planner

Property Owner: Calrillo Properties, LLC (By Jesse Calrillo, President)

Applicant: Calrillo Properties, LLC (By Jesse Calrillo, President)

Representative: Kaufman & Killen, Inc.

Location: 14235 Blanco Road

Legal Description: A 1.471 acre tract of land out of NCB 17860

Total Acreage: 1.471

Notices Mailed

Owners of Property within 200 feet: 14

Neighborhood Associations: Churchill Estate Home Owners Association

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

Applicable Agencies: City of San Antonio Aviation Department and the Camp Bullis Military Installation

Property Details

Property History: The subject property is located on the northwest side of Blanco Road between Churchill Estates and Cadillac Drive. The property was annexed in December 1985, per Ordinance #61615, and was originally zoned "Temp R-1" Temporary Single Family Residence District. In June of 1998 case, the property was rezoned to "O-1" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "O-2" High-Rise Office District. The property is developed with a single structure measuring approximately 4,544 square feet built in 2000 for office uses. The property was platted into its current configuration in 1953 (volume 3025, page 377 of the Deed and Plat Records of Bexar County, Texas).

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

Adjacent Zoning and Land Uses

Direction: Northeast

Current Base Zoning: "RE" and "C-2"

Current Land Uses: Single-Family Dwellings and Commercial Uses

Direction: Northwest

Current Base Zoning: "RE"

Current Land Uses: Single-Family Dwellings

Direction: Southwest

Current Base Zoning: "R-6" and "C-2"

Current Land Uses: Single-Family Dwellings and Commercial Uses

Direction: Southeast across Blanco Road

Current Base Zoning: "C-2"

Current Land Uses: Apartments

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 "MLOD" Military Lighting Overlay District, due to their proximity to

Camp Bullis. The “MLOD” 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: Blanco Road

Existing Character: Secondary Arterial Type B; two lanes in each direction with sidewalks and left and right turn median

Proposed Changes: None known

Public Transit: The VIA number 2 bus line operates along Blanco Road, with multiple stops near the subject property.

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

Parking Information: Food - restaurant or cafeteria - Minimum Parking Requirement: 1 parking space per 100 square feet of Gross Floor Area (GFA). Maximum Parking Requirement: one parking space per 40 square feet of Gross Floor Area (GFA).

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current high-rise office zoning classification, restricting future land uses to those permissible in the “O-2” zoning district.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

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 San Antonio International Airport Vicinity Land Use Plan and is identified as Community Commercial in the future land use component of the plan. The requested “C-2” Commercial District is consistent with the future land use designation.

Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning change request. The “C-2” zoning district is meant to accommodate commercial uses that serve the immediate neighborhood, creating a pedestrian friendly community.

3. Suitability as Presently Zoned:

Both the existing "O-2" High-Rise Office District and proposed "C-2" Commercial District are suitable for the 1.471- acre site. The Community Commercial land use designation includes a wide range of retail and commercial uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The property's size and location on a Secondary Arterial Type A, in close proximity to Wurzbach Parkway and other commercial uses, makes the property suitable for commercial uses.

When commercial zoning districts abut single-family residential zoning or uses, building setbacks and landscape buffers are required to mitigate the effects of increased traffic, noise, and lighting from the commercial development. The "C-2" district requires a 30-foot rear setback, a 10-foot side setback and 15-foot wide landscape buffer where the commercial zoning district abuts a residential zoning district.

5. Public Policy:

The request does not appear to conflict with any established public policy. The subject property is located within the "MLOD-1" Camp Bullis Military Lighting Overlay District due to its proximity to Camp Bullis. Any new development within the five mile area surrounding Camp Bullis must comply with the lighting standards established by the "MLOD-1" Camp Bullis Military Lighting Overlay District.

6. Size of Tract:

The 1.471-acre tract is of sufficient size to accommodate the requested "C-2" Commercial District, as well as the proposed use (Restaurant).

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 Garrison Commander did not review the zoning request because the tract is smaller than 10 acres and is not immediately adjacent to Camp Bullis.

The applicant requests "C-2" as the base zoning district for the property in order to allow a food service establishment. Staff finds the requested "C-2" Commercial District zoning to be appropriate and in character with some of the surrounding zoning.