



# City of San Antonio

## Agenda Memorandum

**File Number:** 18-4290

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**Agenda Item Number:** Z-35.

**Agenda Date:** 8/2/2018

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Zoning Case Z2018226

**SUMMARY:**

**Current Zoning:** "O-2 UC-1 MSAO-1 MLOD-1 AHOD" High Rise Office IH-10/FM 1604 Urban Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay District

**Requested Zoning:** "C-2 NA UC-1 MSAO-1 MLOD-1 AHOD" Commercial Non-Alcoholic Sales IH-10/FM 1604 Urban Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 3, 2018

**Case Manager:** Marco Hinojosa, Planner

**Property Owner:** Glenda Cano

**Applicant:** Leon and Jennifer Sikora

**Representative:** Marcello Martinez

**Location:** Located in the 6900 block of Camp Bullis Road.

**Legal Description:** Lot P-24B, NCB 34725

**Total Acreage:** 3.482

**Notices Mailed**

**Owners of Property within 200 feet:** 14

**Registered Neighborhood Associations within 200 feet:** None.

**Applicable Agencies:** Camp Bullis; Planning Department

### **Property Details**

**Property History:** The property was rezoned from Temporary “R-1” Single Family Residence District and Temporary “R-1” (UC) Single Family Residence Urban Corridor District to “O-1” Office District and “O-1” (UC) Office Urban Corridor District by Ordinance 90454, dated September 9, 1999. The property converted from “O-1” to the current “O-2” High-Rise Office District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

**Topography:** The property is not located within the 100-year flood plain.

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “R-6”

**Current Land Uses:** Single-Family Residences

**Direction:** East

**Current Base Zoning:** “C-2 CD”

**Current Land Uses:** Banquet Hall

**Direction:** South

**Current Base Zoning:** “ED” and “O-2”

**Current Land Uses:** Resort

**Direction:** West

**Current Base Zoning:** “O-2”

**Current Land Uses:** Church

### **Overlay and Special District Information:**

“MSAO-1”

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.

"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.

"AHOD"

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.

### **Transportation**

**Thoroughfare:** Camp Bullis Road  
**Existing Character:** Secondary Arterial Type A  
**Proposed Changes:** None Known

**Public Transit:** There are no VIA bus routes within walking distance of 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:**

The minimum parking requirement for a nursing facility is 0.3 spaces per bed.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “O-2” High-Rise Office District. “O-2” districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is located within the UTSA Regional Center.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (9-0) 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 currently designated as “Suburban Tier” in the future land use component of the plan. The requested “C-2 NA” base zoning district is consistent with the “Suburban Tier” land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The current “O-2” High-Rise Office District is an appropriate base zoning for the surrounding area.

**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 proposed rezoning does not appear to conflict with the goals, principles, and objectives of the North Sector

Plan.

Relevant goals of the North Sector Plan:

- Goal ED-1 - Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.
- ED-1.3 - Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.

**6. Size of Tract:**

The property is 3.482 acres, which would adequately support a nursing facility.

**7. Other Factors:**

None.