



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-3980

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 7/7/2015

**Title:** ZONING CASE # Z2015114 (Council District 8): A request for a change in zoning from "R-20 MSAO-1 MLOD-1" Residential Single-Family Military Sound Attenuation Military Lighting Overlay District, "O-1 MSAO-1 MLOD-1" Office Military Sound Attenuation Military Lighting Overlay District, "O-1 GC-1 MSAO-1 MLOD-1" Office Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District, "C-2 CD MSAO-1 MLOD-1" Commercial Military Sound Attenuation Military Lighting Overlay District with a Conditional Use for Office Warehouse and "C-2 CD GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District with a Conditional Use for Office Warehouse to "MF-25 MSAO-1 MLOD-1" Low Density Multi-Family Military Sound Attenuation Military Lighting Overlay District and "MF-25 GC-1 MSAO-1 MLOD-1" Low Density Multi-Family Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District on approximately 14.152 acres out of NCB 35733 located at the 7000-7100 Block of Oak Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment # 15026)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2015-114 Location Map

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Zoning Case Z2015114

(Associated Plan Amendment 15026)

**SUMMARY:**

**Current Zoning:** "R-20 MSAO-1 MLOD-1" Residential Single-Family Military Sound Attenuation Military Lighting Overlay District, "O-1 MSAO-1 MLOD-1" Office Military Sound Attenuation Military Lighting Overlay District, "O-1 GC-1 MSAO-1 MLOD-1" Office Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District, "C-2 CD MSAO-1 MLOD-1" Commercial Military Sound Attenuation Military Lighting Overlay District with a Conditional Use for an Office Warehouse and "C-2 CD GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District with a Conditional Use for an Office Warehouse

**Requested Zoning:** "MF-25 MSAO-1 MLOD-1" Low Density Multi-Family Military Sound Attenuation

Military Lighting Overlay District and "MF-25 GC-1 MSAO-1 MLOD-1" Low Density Multi-Family Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 7, 2015

**Case Manager:** Mary Gonzales, Planner

**Property Owner:** George Pankratz & JoMo, Ltd by Continental Concepts Company its General Partner by Joel Katz its President

**Applicant:** StoneHawk Capital Partners, LLC (Brian Woidneck, Director)

**Representative:** Brown & Ortiz, P.C.

**Location:** 7000-7100 Block of Oak Drive

**Legal Description:** 14.152 acres out of NCB 35733

**Total Acreage:** 14.152

**Notices Mailed**

**Owners of Property within 200 feet:** 13

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

**Planning Team:** North Sector Planning Team-39

**Applicable Agencies:** Camp Bullis, San Antonio Parks and Recreation

**Property Details**

**Property History:** The subject property was annexed into the City Limits in 1988 and was originally zoned "Temporary R-1" Temporary Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-20" Residential Single-Family District. In 2007, a portion of the subject property was rezoned to "O-1" and "C-2 CD".

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** MF-33, C-2 CD

**Current Land Uses:** Vacant Land and Car Dealership

**Direction:** West

**Current Base Zoning:** R-6, R-20

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

**Direction:** South

**Current Base Zoning:** R-6, R-20

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

**Direction:** East

**Current Base Zoning:** C-2, C-2 CD

**Current Land Uses:** Vacant

**Overlay and Special District Information:** The Hill Country Gateway Corridor District (“GC-1”) provides site development standards for properties within 1,000 feet of Interstate 10 between UTSA Blvd and the northern City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

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:** Interstate Highway 10 West

**Existing Character:** Expressway; two lanes each direction divided with two lanes each direction access road both side.

**Proposed Changes:** None known

**Thoroughfare:** Oak Road

**Existing Character:** Local Type A; one lane each direction

**Proposed Changes:** None known

**Thoroughfare:** Milsa Road

**Existing Character:** Local Type A; one lane each direction

**Proposed Changes:** None known

**Public Transit:** There is no VIA route nearby the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required. A traffic engineer familiar with the project must be present at the zoning commission meeting.

**Parking Information:** Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to a Multi-Family development.

#### **ISSUE:**

None.

#### **ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the base zoning of “R-20,” “O-1” and “C-2” districts.

#### **FISCAL IMPACT:**

None.

## **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 Suburban Tier in the future land use component of the plan. The requested “MF-25” base zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to General Urban Tier. Staff and the Planning Commission recommended approval of the Plan Amendment.

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

The proposed “MF-25” Low Density Multi-Family District zoning request will not alter the land use pattern and character of the immediate area.

### **3. Suitability as Presently Zoned:**

The existing base zoning districts and the proposed “MF-25” Low Density Multi-Family District are appropriate for the subject property. The applicant requests the zoning change in order to construct a low density multi-family housing development on the subject property. The subject property is surrounded by a mixture of commercial and residential zoning districts and uses in the immediate area.

### **4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this zoning request.

### **5. Public Policy:**

The request does not appear to conflict with any public policy objective.

### **6. Size of Tract:**

The subject property is 14.152 acres in size, which adequately accommodates the uses permitted in “MF-25” Low Density Multi-Family District.

### **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 Military did not review the request because the property does not directly abut the installation.