



City of San Antonio

Legislation Details (With Text)

File #: 18-4085

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/3/2018

Title: ZONING CASE # Z2018226 (Council District 8): A request for a change in zoning from "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 to "C-2 UC-1 MSAO-1 MLOD-1 AHOD" Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on Lot P-24B, NCB 34725, located in the 6900 block of Camp Bullis Road. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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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 UC-1 MSAO-1 MLOD-1 AHOD" Commercial 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 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 "C-2" 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.