



City of San Antonio

Legislation Details (With Text)

File #: 18-4239

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/17/2018

Title: ZONING CASE # Z2018247 S (Council District 8): A request for a change in zoning from "C-2 GC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District to "C-2 S GC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District with Specific Use Authorization for Party House, Reception Hall, Meeting Facilities on 2.432 acres out of NCB 35733, located at 21650 Milsa Drive. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2018247 S

SUMMARY:

Current Zoning: "C-2 GC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District

Requested Zoning: "C-2 S GC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District with Specific Use Authorization for Party House, Reception Hall, Meeting Facilities

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 17, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Karen E. Little

Applicant: Karen E. Little

Representative: Karen E. Little

Location: 21650 Milsa Drive

Legal Description: 2.432 acres out of NCB 35733

Total Acreage: 2.432

Notices Mailed

Owners of Property within 200 feet: 7

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

Applicable Agencies: Parks Department, Camp Bullis

Property Details

Property History: The property was annexed into the City of San Antonio and zoned Temporary “R-1” Single-Family Residence District by Ordinance 88824, dated December 31, 1998. The property was rezoned from Temporary “R-1” to “R-8” Large Lot Residence District by Ordinance 89324, dated February 25, 1999. The property converted from “R-8” to “R-20” Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001. The property was rezoned from “R-20” to “C-1” Light Commercial District by Ordinance 2010-05-20-0458, dated May 20, 2010. The property was rezoned from “C-1” to the current “C-2” Commercial District by Ordinance 2014-12-04-0997, dated December 4, 2014.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “MF-33”, “C-2 CD”, “C-3”

Current Land Uses: Apartments, North Park Lexus at Dominion

Direction: East

Current Base Zoning: “C-1”, “C-2”

Current Land Uses: North Park Lexus at Dominion

Direction: South

Current Base Zoning: “MF-18”

Current Land Uses: Single-Family Residence

Direction: West

Current Base Zoning: “MF-18”

Current Land Uses: Vacant Lot

Overlay and Special District Information:

“GC-1”

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.

"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.

"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.

Transportation

Thoroughfare: Milsa Drive

Existing Character: Secondary Arterial

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 required for a Party House, Reception Hall, Meeting Facilities is 1 parking space per 300 square feet of the gross floor area.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of "C-2" which permits community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center or within ½ of a mile of a Premium Transit Corridor.

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 future 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. The proposed rezoning is requested in order to match the zoning with the current use of the property.

3. Suitability as Presently Zoned:

The current “C-2” Commercial District is an appropriate base zoning for the surrounding area. The area includes a mix of commercial, multi-family and single-family base zoning districts.

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 and objectives of the North Sector Plan. The “C-2 S” Commercial District with Specific Use Authorization for Party House, Reception Hall, and Meeting Facilities is requested in order to match the base zoning with the current use of the property. The property is located along Milsa Drive, a secondary arterial and within close proximity to Interstate Highway 10. The location of the property and the surrounding commercial uses makes the requested rezoning appropriate.

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 properties are approximately 2.432 acres, which currently accommodates the existing commercial use.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but with may, under the right set of circumstances and conditions be acceptable in certain specific locations.