



City of San Antonio

Legislation Details (With Text)

File #: 20-1504

Type: Zoning Case

In control: Zoning Commission

On agenda: 2/4/2020

Title: ZONING CASE Z-2019-10700334 (Council District 9): A request for a change in zoning from "C-2 MLOD-1 MLR-2 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-3 MLOD-1 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "I-1 MLOD-1 MLR-2 AHOD" General Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, and "R-6 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "O-1.5 MLOD-1 MLR-2 AHOD" Mid-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District (all overlays remain unchanged) on 10.864 acres out of NCB 17184, generally located in the 12600 block of West Avenue and the 200 block of North Loop Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600099) (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, Development Services Department)

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: 9

SUBJECT:

Zoning Case Z2019-10700334

(Associated Plan Amendment Case PA2019-11600099)

SUMMARY:

Current Zoning: "C-2 MLOD-1 MLR-2 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-3 MLOD-1 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "I-1 MLOD-1 MLR-2 AHOD" General Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, and "R-6 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: “O-1.5 MLOD-1 MLR-2 AHOD” Mid-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and “O-1.5 AHOD” Mid-Rise Office Airport Hazard Overlay District (all overlays remain unchanged)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 4, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: Coker United Methodist Church (c/o John Roy)

Applicant: Worth & Associates (c/o Charlie Fulton)

Representative: Patrick W. Christensen

Location: 12600 Block of West Avenue and 200 Block of North Loop Road

Legal Description: 10.864 acres out of NCB 17184

Total Acreage: 10.864 acres

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis, Parks and Recreation Department, Aviation Department

Property Details

Property History: The subject property was annexed into the city by Ordinance 41428, dated December 26, 1972. It was originally zoned “Temporary R-1,” “I-1,” and “B-3.” In the zoning district conversion that accompanied the adoption of the 2001 UDC (Ordinance 93881, May 2001), the Temporary “R-1” Single Family Residence District converted to the current “R-6” Residential Single-Family District; the “I-1” Light Industry District converted to the current “I-1” General Industrial District; and the “B-3” Business District converted to the current “C-3” General Commercial District. The “C-2” Commercial District portion of the property was rezoned from “I-1” General Industrial, established by Ordinance 2007-09-20-1033, dated September 20, 2007.

Topography: A northeastern portion of the property is within the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-2” and “C-3”

Current Land Uses: Parking lots, vacant land

Direction: East

Current Base Zoning: “I-1” and “C-2”

Current Land Uses: Heating and Air company, wildlife rescue service

Direction: South

Current Base Zoning: “C-3,” “I-1” and “R-5”

Current Land Uses: General contractor

Direction: West

Current Base Zoning: “C-2,” “C-3,” “R-6” and “I-1”

Current Land Uses: Restaurants, single family homes, Walker Ranch trails

Overlay and Special District Information:

"MLOD-1"

All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Camp Bullis Military Base. 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: North Loop Road

Existing Character: Local

Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes: 602, 648

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 professional office building is 1 space per 300 ground floor area.

ISSUE:

None.

ALTERNATIVES:

Current: The current “C-2” Commercial District permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. “C-2” accommodates commercial and retail uses that are more intensive in character than "NC" and “C-1” uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

Current: The current “C-3” General Commercial District permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. “C-3” is designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

Current: The current “I-1” General Industrial accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. “I-1” must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. This district is located for convenient access for existing and future arterial thoroughfares and railway lines. This district is in many instances separated from residential areas by business or light industry areas or by natural barriers; where it is adjacent to residential areas some type of artificial separation may be required.

Current: The current “R-6” Residential Single-Family District provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

Proposed: The proposed “O-1.5” Mid-Rise Office District permits institutional, indoor retail, service and office uses requiring arterial or collector street access and business and commercial development along urban arterials. The purpose of the office districts is to accommodate well-designed development sites that provide excellent transportation access, make the most efficient use of existing infrastructure and provide for orderly transitions and buffers between uses. The “O-1.5” district allows the same uses as the “O-1” district; however the “O-1.5” district is intended for taller, mid-rise office buildings or campuses.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within a regional center but is not within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 Vicinity Land Use Plan and is currently designated as “Parks Open Space,” “Business Park,” and “Public Institutional” in the future land use component of the plan. The requested “O-1.5” base zoning district is not consistent with the future land use designation. The applicant is seeking an amendment to the “Community Commercial” land use designation. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed “O-1.5” zoning would provide transitional zoning between single family residential zoning to the south and west, and commercial zoning to the north and west.

3. Suitability as Presently Zoned:

The current “C-2” Commercial District, “C-3” General Commercial District, “I-1” General Industrial District, “I-1” General Industrial District, and “R-6” Residential Single-Family District is an appropriate zoning for the

property and surrounding area. The zoning request would bring consistency and consolidation of zoning to the area.

4. Health, Safety and Welfare:

Staff has not found 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 following goals, principles, and objectives of the San Antonio International Vicinity Land Use Plan:

Objective 2.1: Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized

Objective 2.3: Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons

Objective 3.3: Continue development of Wurzbach Parkway as a major east-west connector

6. Size of Tract:

The subject property is 10.864 acres, which could reasonably accommodate professional office buildings.

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, JBSA was notified of the proposed request.