



City of San Antonio

Legislation Details (With Text)

File #: 21-5102
Type: Zoning Case
In control: Zoning Commission
On agenda: 8/3/2021
Title: ZONING CASE Z-2021-10700156 S (Council District 9): A request for a change in zoning from "C-2 MLOD-1 MLR-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 S MLOD-1 MLR-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Private Club on Lot 25, Block 9, NCB 14185, located at 15058 N US Highway 281. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:
Zoning Case Z-2021-10700156 S

SUMMARY:

Current Zoning: "C-2 MLOD-1 MLR-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "C-2 S MLOD-1 MLR-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Private Club

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 3, 2021

Case Manager: Michael Pepe, Senior Planner

Property Owner: CPRK II LTD

Applicant: Richard Florestan

Representative: Richard Florestan

Location: 15058 N US Highway 281

Legal Description: Lot 25, Block 9, NCB 14185

Total Acreage: 8.15

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 33076, dated March 18, 1965 and zoned Temporary "A" Single-Family Residence District. The property was rezoned by Ordinance 36692, dated August 1, 1968, to "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-2" Business District converted to the current "C-2" Commercial District.

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: "C-3"

Current Land Uses: Mixed retail

Direction: East

Current Base Zoning: "MF-33", "C-3"

Current Land Uses: Multifamily housing

Direction: South

Current Base Zoning: "R-5"

Current Land Uses: Church

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Mixed retail

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. 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" The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Thoroughfare: US Highway 281
Existing Character: Freeway
Proposed Changes: None Known

Thoroughfare: Brookhollow
Existing Character: Collector
Proposed Changes: None Known

Public Transit: There are VIA bus routes are within walking distance of the subject property.
Routes Served: 502

Traffic Impact: A Traffic Impact Analysis (TIA) is not required.

Parking Information: The parking minimum for a Private Club is 1 space per 3 persons.

ISSUE:

None.

ALTERNATIVES:

Current: “C-2” Commercial districts accommodate 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.

Proposed: “C-2” Commercial districts accommodate 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. The “S” Specific Use Authorization will allow all “C-2” uses in addition to a Private Club, pursuant to a site plan.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located within the Greater Airport Area Regional Center and is located within 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 did not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The limited nature of the use and the large area of site reduce potential impacts.

3. Suitability as Presently Zoned:

The current "C-2" Commercial is an appropriate for the property and surrounding area. The requested "C-2 S" base-zoning district with Specific Use Authorization for a Private Club would also be appropriate and is necessary to facilitate the applicant's proposed use.

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 North Sector Plan:

Plan Goals:

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-1.1 Locate higher density residential and compatible employment uses at key nodes

6. Size of Tract:

The subject property is 8.15 acres, which could reasonably accommodate commercial uses.

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. The Military has indicated that there are no objections to this request.

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 may, under the right set of circumstances and conditions be acceptable in certain specific locations.