



City of San Antonio

Agenda Memorandum

File Number:16-1289

Agenda Item Number: 29.

Agenda Date: 1/19/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2016068

(Associated Plan Amendment 16017)

SUMMARY:

Current Zoning: "O-1 UC-1 MLOD-1 MSAO-1 AHOD" Light Office IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay Airport Hazard Overlay District

Requested Zoning: "O-2 UC-1 MLOD-1 MSAO-1 AHOD" High Rise Office IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 19, 2016

Case Manager: Erica Greene, Planner

Property Owner: Garza Brothers Masonry

Applicant: Garza Brothers Masonry

Representative: Patrick W. Christensen, Attorney at Law

Location: 6912 Camp Bullis Road

Legal Description: 2.274 acres out of NCB 34725

Total Acreage: 2.274

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Legend Hills Neighborhood Association

Applicable Agencies: Camp Bullis

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "R-6 AHOD MSAO MLOD" Residential Single-Family Airport Hazard Overlay Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District. A 2011 case zoned the subject property as "'O-1 UC-1 MLOD-1 MSAO-1 AHOD" Light Office IH-10/FM 1604 Urban Corridor Military Lighting Overlay Military Sound Attenuation Overlay Airport Hazard Overlay District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2 CD

Current Land Uses: Commercial Building

Direction: West

Current Base Zoning: ED

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: RM-4, ED

Current Land Uses: Vacant Lots

Direction: East

Current Base Zoning: O-2

Current Land Uses: Vacant Lot, Drainage Easement

Overlay and Special District Information: 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.

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: Camp Bullis Road

Existing Character: Primary Road

Proposed Changes: None

Public Transit: The nearest VIA bus routes are #94 and located within walking distance of the 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: A Professional Office will require the minimum of 1 vehicle spaces per 300 sf GFA and a maximum of 1 vehicle spaces per 140 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "O-1 UC-1 MLOD-1 MSAO-1 AHOD" Light Office IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay Airport Hazard Overlay District.

FISCAL IMPACT:

None.

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 property is located within the North Sector Plan, and is currently designated as Mixed Use Center in the future land use component of the plan. The "O-1" Light Office 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 Mixed Use Center. Staff recommends approval. The applicant requested a two week continuance at the Planning Commission meeting.

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-1" base zoning district is appropriate for the subject property's location. The adjacent properties are zoned "C-2" and "O-2" which works in conjunction with surrounding commercial buildings in the zoning district. The request to rezone the subject property follows the current pattern of development.

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

6. Size of Tract:

The subject property totals 2.274 acres in size, which should reasonably accommodate the uses permitted in "O-2" High Rise Office District.

7. Other Factors:

The applicant proposes an office building on the subject property. The surrounding properties along Camp Bullis Road are zoned “C-2” Commercial District and “O-2” High Rise Office with existing uses similar to the proposed request.

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 is less than 10 acres in size and does not directly abut the installation.