



City of San Antonio

Agenda Memorandum

File Number:16-4002

Agenda Item Number: Z-22.

Agenda Date: 8/4/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2016178 CD

(Associated Plan Amendment 16049)

SUMMARY:

Current Zoning: "R-6 GC-1 MSAO-1 MLOD" Residential Single-Family Hill Country Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay District

Requested Zoning: "C-2 CD GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 5, 2016

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Unobtanium Property Solutions, LLC

Applicant: Brown & Ortiz, P.C.

Representative: Brown & Ortiz, P.C.

Location: 23011 West Interstate Highway 10

Legal Description: 0.704 acres out of NCB 18338

Total Acreage: 0.704

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: San Antonio Aviation Department, Camp Bullis

Property Details

Property History: The property was annexed by the City of San Antonio in 2000 and was originally zoned “R-1” Residential District. Upon adoption of the 2001 Unified Development Code, the zoning converted to the current “R-6” zoning district.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: O-1, C-2

Current Land Uses: Office Buildings, Parking Lots

Direction: South

Current Base Zoning: R-6

Current Land Uses: Vacant

Direction: East

Current Base Zoning: C-3

Current Land Uses: Vacant Building

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential

Overlay and Special District Information:

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.

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: Interstate Highway 10

Existing Character: Freeway

Proposed Changes: None known

Public Transit: There are no nearby VIA transit bus stops near the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The application refers to development of Motor Vehicle Sales - Full Service. The existing parking lot meets the required parking requirements.

Minimum - 1 space per 500 square feet of sales and service building. Maximum - 1 space per 350 square feet of sales and service building.

ISSUE:

None.

ALTERNATIVES:

Denial of the proposed zoning will result in the subject property retaining the current zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend 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 North Sector Plan. The property is currently developed with a commercial building and parking lot and was developed prior to the adoption of the North Sector Plan. The property is currently designated as “Rural Estate Tier” in the future land use plan. The requested “C-2” Commercial District is not consistent with the future land use designation. The applicant has submitted an application to amend the future land use designation to “Suburban Tier.” Staff and Planning Commission recommend approval.

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 will provide a buffer between the freeway and the single-family residences to the west.

3. Suitability as Presently Zoned:

The proposed zoning district is more suitable and will allow the location of commercial use along the freeway where commercial and retail facilities are encouraged by the North Sector Plan.

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 zoning request meets the North Sector Plan’s goal and is compatible with the existing

surrounding pattern of development of locating retail and commercial uses along the IH-10 highway corridor.

6. Size of Tract:

The subject property is 0.704 acres in size and will accommodate the proposed zoning and meets the required parking requirement.

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, the Military reviewed the rezoning request and has not submitted any comments to Development Services Department.