



City of San Antonio

Agenda Memorandum

File Number:17-6180

Agenda Item Number: Z-29.

Agenda Date: 12/7/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2017294

(Associated Plan Amendment 17092)

SUMMARY:

Current Zoning: "O-1 GC-1 UC-1 MSAO-1 MLOD-1" Office Hill Country Gateway Corridor I-10 West Scenic Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

Requested Zoning: "C-2 GC-1 UC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor I-10 West Scenic Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 7, 2017

Case Manager: Erica Greene, Planner

Property Owner: Sang Eon Ha

Applicant: Ryan Kim

Representative: John Lee

Location: 23293 IH-10 West

Legal Description: Lot P-4A, NCB 18338

Total Acreage: 3.242

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 2000 and was previously zoned "Temporary R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. A zoning case, Ordinance #99062 zoned the subject property "O-1" Office 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: R-6

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: R-6

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: C-2, C-2 S, O-1

Current Land Uses: Retail Center, Vacant Lot

Direction: East

Current Base Zoning: UZROW

Current Land Uses: UZROW

Overlay and Special District Information: 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.

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.

Transportation

Thoroughfare: IH-10 West

Existing Character: Major Highway

Proposed Changes: None

Public Transit: VIA bus route is not 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: Parking requirements are based on the use established on the property when built.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "O-1" Office District. The current zoning of "O-1" allows small and medium office uses, banks, worship facilities, public and private school, employment agency, library, medical clinic, optician, interior decorator studio. Maximum building size is 10,000 square feet for individual buildings. Outdoor display or sale of merchandise is prohibited.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center. The subject property is located within a half mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) 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 property is located within the North Sector Plan, and is currently designated as "Rural Estate Tier" in the future land use component of the plan. The requested "C-2" Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the land use from "Rural Estate Tier" 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 requested zoning change for retail space and restaurants supports the accommodation of growth within this area.

3. Suitability as Presently Zoned:

The current "O-1" base zoning district is appropriate for the subject property's location. The requested commercial zoning is consistent for the area. The subject property is surrounded by underutilized lots that can support the proposed zoning.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The surrounding

land uses include commercial property and vacant lots.

5. Public Policy:

The rezoning request does not appear to conflict with the land use goals and strategies of the North Sector Plan that strives to encourage development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods.

6. Size of Tract:

The subject property totals 3.242 acres in size, which should reasonably accommodate the uses permitted in “C-2” Commercial District.

7. Other Factors:

The applicant requests this associated zoning change to allow for a retail space and restaurants. The subject property is a vacant lot surrounded by other underutilized parcels. The request to rezone the subject property will make the land uses more compatible with one another.