



City of San Antonio

Agenda Memorandum

File Number:18-1783

Agenda Item Number: 21.

Agenda Date: 2/20/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2018092

(Associated Plan Amendment 18024)

SUMMARY:

Current Zoning: "R-20 MLOD-1 MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District

Requested Zoning: "C-2NA MLOD-1 MSAO-1 AHOD" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 20, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: John W. Booten III

Applicant: The Pineapple Group, LLC

Representative: Kaufman & Killen, Inc.

Location: 6185 Camp Bullis Road

Legal Description: 5.434 acres out of NCB 35936

Total Acreage: 5.434

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Camp Bullis, Planning Department

Property Details

Property History: The property was annexed and zoned Temporary “R-1” Single-Family Residential District by Ordinance 88824, dated December 31, 1998. The property was rezoned from Temporary “R-1” to “R-8” Large Lot Residence District by Ordinance 89324, dated February 25, 1999. The property converted from “R-8” to the current “R-20” base zoning with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

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: “R-20”

Current Land Uses: Single-Family Residence, Church

Direction: East

Current Base Zoning: “R-20”, “O-2”

Current Land Uses: Single-Family Residence, Offices

Direction: South

Current Base Zoning: “MPCD”, “O-2”

Current Land Uses: Vacant Lot, Offices

Direction: West

Current Base Zoning: “R-20”, “NC”

Current Land Uses: Church, Barber/Beauty Shop

Overlay and Special District Information:

"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.

"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.

"MSAO-1"

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: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Tejas Trail West

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required.

Parking Information:

The minimum parking required for a Day Care Center is 1 parking space per 375 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “R-20”, which permits single-family dwellings (detached) with a minimum lot size of 20,000 square feet and a minimum lot width of 90 feet, accessory dwelling, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center and is not within a ½ of a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending the 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 and is currently designated as “Country Tier” in the future land use component of the plan. The requested “C-2” Commercial District is not consistent with the future land use designation. The applicant is requesting a land use amendment from “Country Tier” to “Suburban Tier” to accommodate the proposed rezoning. Staff and Planning Commission recommend Approval of the Plan Amendment.

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 “R-20” is an appropriate base zoning for the property and surrounding area. The area consists of predominately large lot residential homes.

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 rezoning does appear to conflict with the goals, principles, and objectives of the North Sector Plan. The surrounding area includes a mix of single and multi-family residences.

Relevant goals of the North Sector Plan:

- 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-1.3 - Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.

6. Size of Tract:

The subject property is 5.434 acres, which could accommodate the proposed Day Care Center.

7. Other Factors:

Although the rezoning request would change the base district to “C-2” Commercial the “NA” Nonalcoholic Sales designation will limit any future alcohol sales on the property if the proposed use changes.

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding between Joint Base San Antonio (JBSA) and the City of San Antonio, the Military was notified of the request.