



City of San Antonio

Agenda Memorandum

File Number:18-3816

Agenda Item Number: 9.

Agenda Date: 6/19/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2018205 S

(Associated Plan Amendment 18063)

SUMMARY:

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

Requested Zoning: "C-2 S GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District with Specific Use Authorization for a Carwash

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 19, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Billy J. Laforce

Applicant: Billy J. Laforce

Representative: Billy J. Laforce

Location: 24129 Boerne Stage Road

Legal Description: Lot P-12D, NCB 34732

Total Acreage: 0.828

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Camp Bullis, Office of Historic Preservation

Property Details

Property History: The property was annexed into the City of San Antonio and zoned Temporary “R-1” Residential Single-Family District by Ordinance 92903, dated December 31, 2000. The property converted from Temporary “R-1” to the current “R-6” Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The property is located within the 100-year flood plain, although the flood plain map has not been updated since Boerne Stage Road was raised to mitigate flooding issues.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-6”, “C-3”

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: “R-6”

Current Land Uses: Commercial Offices

Direction: South

Current Base Zoning: “R-6”

Current Land Uses: Church, Commercial Offices

Direction: West

Current Base Zoning: “R-6”

Current Land Uses: Church

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.

"GC-1"

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: Boerne Stage Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Baywater Stage Road

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 not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information:

The minimum parking required for a Carwash is 1 parking space per 500 sf GFA including service bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “R-6” Residential Single-Family District which permits single-family dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family homes, 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 “Rural Estate Tier” in the future land use component of the plan. The requested “C-2” base zoning district is not consistent with the “Rural Estate Tier” land use designation. The applicant is requesting a land use amendment from “Rural Estate 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. The proposed rezoning is requested in order to match the zoning with the current use of the property.

3. Suitability as Presently Zoned:

The current “R-6” Residential Single-Family District is not an appropriate base zoning for the surrounding area. The uses along Boerne Stage Road, a secondary arterial road are predominantly commercial.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The carwash has existed on the property prior to annexation into the city limits.

5. Public Policy:

The proposed rezoning does not appear to conflict with the goals, principles, and objectives of the North Sector Plan. The property currently retains the “R-6” Residential Single-Family District, which is not appropriate for the area. The “R-6” base zoning was the result of a code conversion after annexation into the City of San Antonio. The requested “C-2 S” is appropriate for the property and the surround area.

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 properties are approximately 0.828 of an acre, which currently accommodates the existing carwash.

7. Other Factors:

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.

The subject property is located within the Camp Bullis Awareness Zone / Military Influence Area. In accordance with the signed Memorandum of Understanding the Military was notified of the request.