City of San Antonio

Agenda Memorandum

File Number: 19-1759

Agenda Item Number: 1.

Agenda Date: 2/5/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:
Zoning Case Z-2018-900020 CD

SUMMARY:
Current Zoning: "O-2 MLOD-1 MLR-2 AHOD" High-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "C-2 CD MLOD-1 MLR-2 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Office/Warehouse (Flex Space)

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 5, 2019. This case is continued from the January 15, 2019 hearing.

Case Manager: John Osten, Senior Planner

Property Owner: Moon White Investments, LLC

Applicant: Moon White Investments, LLC

Representative: Brown & Ortiz

Location: 14501 Blanco Road

Legal Description: 1.269 acres out of NCB 17862

Total Acreage: 1.269

Notices Mailed

Owners of Property within 200 feet: 14
Registered Neighborhood Associations within 200 feet: None
Applicable Agencies: Camp Bullis

Property Details

Property History: The property was annexed into the City of San Antonio and zoned Temporary "R-1" Single -Family Residence District by Ordinance 61615, dated December 30, 1985. The property was rezoned from Temporary "R-1" to "O-1" Office District by Ordinance 64271, dated December 23, 1986. The property converted from "O-1" to the current "O-2" High-Rise Office District 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: "RE", "R-6"
Current Land Uses: Single-Family Residence, Chabad Center for Jewish Life and Learning

Direction: East
Current Base Zoning: "R-6", "C-3NA"
Current Land Uses: Chabad Center for Jewish Life and Learning, Retail Center

Direction: South
Current Base Zoning: "RE", "R-6", "C-2", "C-3NA"
Current Land Uses: Single-Family Residences, Retail Center

Direction: West
Current Base Zoning: "RE", "R-6"
Current Land Uses: Single-Family Residences

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 MLR-2"

All surrounding properties carry the "MLOD-1 MLR-2" Camp Bullis Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD-1 MLR-2" 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.

Transportation

Thoroughfare: Blanco Road
Existing Character: Secondary Arterial
Proposed Changes: None Known

Thoroughfare: Cadillac Drive

Existing Character: Local Street
Proposed Changes: None Known

Public Transit: VIA bus route 2 is 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 for an Office/Warehouse (Flex Space) is 1 parking space per 2,000 square feet of the gross floor area.

ISSUE:
None.

ALTERNATIVES:
Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of "O-2" High-Rise Office District which provides for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as "permitted" in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is not located within a Regional Center. The property is located within ½ of a mile of the San Pedro Premium Transit Corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff recommends Approval.

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 San Antonio International Airport Vicinity Plan and is currently designated as "Community Commercial" in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the future land use designation.

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-2" High-Rise Office District is not an appropriate zoning for the property and surrounding area. The requested "C-2" base zoning is appropriate for the property and is contiguous with the "C-3NA" property fronting Blanco Road.

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 and key themes of the San Antonio International Airport Vicinity Plan. The proposed rezoning will not pose any adverse impacts to airport operations. The plan encourages compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes.

Relevant Goals and Objectives of the San Antonio International Airport Vicinity Plan:

Goal II: Encourage economic growth that enhances airport operations and surrounding development

Objective 2.2 Encourage commercial development that respects the integrity of existing residential development

6. Size of Tract:
The subject property is 1.269 acres which could accommodate an expansion of the existing business along Blanco Road.

7. Other Factors:
The purpose of the Conditional Use 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 which 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, JBSA was notified of the proposed request and has no objection.