



City of San Antonio

Agenda Memorandum

File Number:19-5259

Agenda Item Number: Z-21.

Agenda Date: 8/8/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z-2019-10700111 CD

SUMMARY:

Current Zoning: "R-20 GC-1 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 2, 2019

Case Manager: Mirko Maravi, Planner

Property Owner: Clarence J. Kahlig II

Applicant: Clarence J. Kahlig II

Representative: Brown & Ortiz, P.C.

Location: 6985 Oak Drive

Legal Description: 0.735 acres out of NCB 35733

Total Acreage: 0.735

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 88824, dated 31 December 1998 as a Temporary "R-1" Single Family Residence District. The property was rezoned by Ordinance 91696, dated 27 April 2000 from Temporary "R-1" Single Family Residence District to "R-8" Large Lot Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "R-8" Large Lot Residence District converted to the current "R-20" Residential Single-Family District.

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: "C-2"

Current Land Uses: Commercial Auto Sales

Direction: South

Current Base Zoning: "MF-25"

Current Land Uses: Apartments

Direction: East

Current Base Zoning: "C-2 CD"

Current Land Uses: Commercial Auto Sales

Direction: West

Current Base Zoning: "R-20"

Current Land Uses: Single-Family Residential

Overlay and Special District Information:

"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.

"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.

"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.

Transportation

Thoroughfare: Oak Drive

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are 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: The minimum parking requirement for an auto and vehicle sales is 1 space per 500 square feet of ground floor area of the sales and service building.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "R-20". This district provides areas for low-density single-family uses which provide a buffer between the agricultural and "RE" classifications and the higher density areas of the city. Minimum lot size requirements are provided in order to allow for market and design flexibility while preserving neighborhood character.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend Approval, with Conditions.

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 "Suburban Tier" 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 does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current "R-20" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed "C-2 CD" aligns with the "C-2" to the east and allows expansion of the existing auto dealership.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare. Additionally, the proposed “C-2” will be required to maintain a Type D-25 foot buffer yard on the west property line adjoining the existing “R-20”.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives 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 0.735 acres, which could reasonably accommodate commercial vehicle sale uses.

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, JBSA was notified of the proposed request.

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

This zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.

If approved Staff and the Zoning Commission recommend the following conditions:

1. No outdoor speakers shall be permitted on the property except those required by law or necessary for emergency and/or safety purposes.
2. All outdoor light fixtures shall utilize downward lighting practices (full-cutoff fixtures).
3. No more than 125 vehicles may be kept on the property at any given time.