



City of San Antonio

Agenda Memorandum

File Number:20-2610

Agenda Item Number: Z-10.

Agenda Date: 4/2/2020

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z-2019-10700311 CD

SUMMARY:

Current Zoning: "R-6 MLOD-1 MLR-2 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "R-6 CD MLOD-1 MLR-2 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Medical Clinic on Lot P-6D, NCB 17844, "R-6 CD MLOD-1 MLR-2 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Non-Commercial Parking Lot on Lot 9, Block 17, NCB 17845, and "R-6 CD MLOD-1 MLR-2 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Professional Office on Lot P-10 and Lot P-10A, NCB 17844

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 3, 2020

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: Health by Design

Applicant: Health by Design

Representative: Health by Design

Location: 13405 George Road, 13411 George Road, and 13702 George Road

Legal Description: Lot 9, Block 17, NCB 17845; P-6D, P-10, and P-10A, NCB 17844

Total Acreage: 6.6062

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis

Property Details

Property History: The property was annexed on September 19, 1991 by Ordinance 74354 and was originally zoned "R-1" Single Family Residence District. The previous zoning district converted to "R-6" Residential Single-Family District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 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-6"

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: "R-6," "C-2," "C-2NA," "C-3NA,"

Current Land Uses: Single-Family Residences and businesses

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences

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.

"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.

Transportation

Thoroughfare: George Road

Existing Character: Local

Proposed Changes: None

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Serviced: 97

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 parking requirements for a single family dwelling are 1 space per unit. The parking minimum for a Medical Clinic is 1 space per 400 square foot of gross floor area. The parking minimum for a Professional Office is 1 space per 300 square foot of gross floor area.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “R-6” Residential Single-Family are designed to provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character. The Conditional Use would allow operation of a Barber Shop in addition to a single-family home.

Proposed: The proposed zoning designation of “R-4” accommodates the same uses noted above and the proposed Conditional Use would allow a Medical Clinic, Non-Commercial Parking Lot and a Professional Office.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not part of a Regional Center and but it is within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend 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 Land Use Plan and is currently designated as “Parks Open Space” and “Low Density Residential” in the future land use component of the plan. The requested “R-6” 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. The base zoning of “R-6” will remain the same.

3. Suitability as Presently Zoned:

The current “R-6” Residential Single-Family District is an appropriate zoning for the property. The proposed “R-6 CD” Residential Single-Family District use maintains the base zoning district and is an appropriate zoning

for this property as it is directly adjacent to other “R-6” zoned properties. The Conditional Use allows consideration of a Medical Clinic, Non-Commercial Parking Lot and a Professional Office with any necessary conditions. (i.e. fencing, buffers, hours of operation, temporary sign restrictions, etc.)

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the San Antonio International Airport Vicinity Land Use Plan:

- Goal I: Protect the quality of life of residents including health, safety and welfare
 - Objective 1.1 Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards
 - Objective 1.2 Discourage developments of incompatible uses in the airport environs and noise exposure contours
 - Objective 1.3 Enhance quality of the environment in existing neighborhoods that are impacted by airport noise
 - Objective 1.4 Preserve environmental resources while protecting the interests of the airport’s operations
- 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 6.6062 acres, which could reasonably accommodate the proposed Conditional Uses of a Medical Clinic, Non-Commercial Parking Lot and a Professional Office.

7. Other Factors:

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.

The following conditions shall apply to the operation of nonresidential uses permitted within any residential district, unless otherwise approved by the City Council:

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Business hours operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

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.