



City of San Antonio

Agenda Memorandum

File Number:20-3617

Agenda Item Number: 15.

Agenda Date: 6/16/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z-2020-10700107 CD

SUMMARY:

Current Zoning: "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District and "O-1.5 MLOD-1 MLR-2 AHOD" Mid-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Warehouse Office (Flex Space) Outside Storage Not Permitted and "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 a Warehouse Office (Flex Space) Outside Storage Not Permitted

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 16, 2020

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: 4040 Broadway, Ltd.

Applicant: Worth and Associates

Representative: Patrick Christensen

Location: Generally located in the 12600 block of West Avenue and the 200 block of West North Loop Road

Legal Description: 4.859 acres out of NCB 17184

Total Acreage: 4.859

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis

Property Details

Property History: The subject property was annexed into the city by Ordinance 41428, dated December 26, 1972 and was originally zoned "Temporary R-1" Single-Family Residence District, "I-1" Light Industry District, and "B-3" Business District. With the adoption of the 2001 UDC by Ordinance 93881 dated May 2001, the Temporary "R-1" Single Family Residence District converted to the current "R-6" Residential Single-Family District; the "I-1" Light Industry District converted to the current "I-1" General Industrial District; and the "B-3" Business District converted to the current "C-3" General Commercial District. The "C-2" Commercial District portion of the property was rezoned from "I-1" General Industrial, established by Ordinance 2007-09-20-1033, dated

September 20, 2007. The property was then rezoned to "O-1.5" Mid-Rise Office District by Ordinance 2020-03-05-0177 dated March 5, 2020.

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" and "C-3"

Current Land Uses: Parking lots, vacant land

Direction: East

Current Base Zoning: "I-1" and "C-2"

Current Land Uses: Heating and Air company, wildlife rescue service

Direction: South

Current Base Zoning: "C-3," "I-1" and "R-5"

Current Land Uses: General contractor

Direction: West

Current Base Zoning: "C-2," "C-3," "R-6" and "I-1"

Current Land Uses: Restaurants, single family homes, Walker Ranch trails

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 Military Base. 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: North Loop Road

Existing Character: Local

Proposed Changes: None

Thoroughfare: West Avenue

Existing Character: Secondary Arterial Type A

Proposed Changes: None

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

Routes: 602, 648

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 a professional office building is 1 space per 300 ground floor area.

ISSUE:

None.

ALTERNATIVES:

Current: The proposed “O-1.5” Mid-Rise Office District permits institutional, indoor retail, service and office uses requiring arterial or collector street access and business and commercial development along urban arterials. The purpose of the office districts is to accommodate well-designed development sites that provide excellent transportation access, make the most efficient use of existing infrastructure and provide for orderly transitions and buffers between uses. The “O-1.5” district allows the same uses as the "O-1" district; however the "O-1.5" district is intended for taller, mid-rise office buildings or campuses.

Proposed: The proposed “C-2” Commercial District permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. “C-2” accommodates commercial and retail uses that are more intensive in character than "NC" and “C-1” uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

The “CD” Conditional Use will allow all “C-2” uses in addition to for Warehouse (Flex Space) Outside Storage Not Permitted

FISCAL IMPACT:

None.

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 Vicinity Land Use Plan and is currently designated as “Community Commercial”. The requested “C-2” is consistent with the 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 proposed “C-2 CD” zoning would provide transitional zoning between single family residential zoning to the south and west, and commercial zoning to the north and west.

3. Suitability as Presently Zoned:

The current “O-1.5” Mid-Rise Office District is an appropriate zoning for the property and surrounding area. The zoning request would bring consistency and consolidation of zoning to the area.

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 Vicinity Land Use Plan:

Objective 2.1: Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized

Objective 2.3: Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons

Objective 3.3: Continue development of Wurzbach Parkway as a major east-west connector

6. Size of Tract:

The subject property is 4.859 acres, which could reasonably accommodate commercial uses and professional office buildings and warehousing.

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 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.