



City of San Antonio

Agenda Memorandum

File Number:20-6087

Agenda Item Number: 8.

Agenda Date: 10/20/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z-2020-10700210

SUMMARY:

Current Zoning: "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

Requested Zoning: "O-1 MSAO-1 MLOD-1 MLR-1" Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 20, 2020

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: Marana Holdings LLC

Applicant: Marana Holdings LLC

Representative: Killen, Griffin, & Farrimond, PLLC

Location: Generally located in the 7200 block of Heuermann Road

Legal Description: 1.01 acres out of NCB 18333

Total Acreage: 1.01

Notices Mailed

Owners of Property within 200 feet: 10

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 by Ordinance 88824 on December 31, 1998 and was originally zoned "R-1" Residence District. The subject property converted from "R-1" Residence District 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: Natural

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Natural

Direction: West

Current Base Zoning: "RM-4 PUD"

Current Land Uses: Natural

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Natural

Overlay and Special District Information:

"MAOZ"

The City of San Antonio has designated the military airport overlay zones in order to promote the public health, safety, peace, comfort, convenience, and general welfare of the inhabitants of military airport environs and to prevent the impairment of military airfields and the public investment therein. The land areas below military airport take off and final approach paths are exposed to significant danger of aircraft accidents. It is, therefore, necessary to limit the density of development and intensity of uses in such areas. The military airport overlay zones are intended to:

- Guide, control, and regulate future growth and development.
- Promote orderly and appropriate use of land.
- Protect the character and stability of existing land uses.
- Enhance the quality of living in the areas affected.
- Protect the general economic welfare by restricting incompatible land uses.
- Prevent the establishment of any land use which would endanger aircraft operations and the continued use of military airports.

"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: Heuermann Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Public Transit: There are no VIA bus routes are within walking distance of the subject property.

Route Served: None

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information: The minimum parking requirement for an professional office is 1 parking 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.

Proposed: The proposed "O-1" Office Districts restricts uses primarily to offices and ancillary uses (for the purposes of this subsection, ancillary uses are those provided for the convenience of on-site tenants and which do not provide services or products to the general public) which do not have peak weeknight or weekend usage in order to provide a buffer between residential areas and more intensive uses. "O-1" districts provide for the establishment of low to mid-rise office buildings. Uses within an "O-1" district are limited to uses incidental to the needs of the occupants of the building and are not designed to serve a regional market area.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not part of a regional center and is not within a 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 North Sector Plan and is currently designated as "Rural Estate Tier" in the future land use component of the plan. The requested "O-1" 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 proposed use is consistent with the established development pattern of the surrounding area and along the arterial corridor. In general neighborhood commercial, light commercial and office uses compliment residential areas.

3. Suitability as Presently Zoned:

The existing “R-6” Residential Single-Family base zoning is appropriate for the surrounding area. The proposed requested “O-1” Office District is suitable to the area and would allow the applicant to construct a professional office.

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 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.

- Strategies: ED-1.1 Continue to locate higher density residential and compatible employment uses near the intersections of:
 - IH-10 / Loop 410
 - US 281 / Loop 1604
 - IH-10 / Loop 1604
 - IH-35 / Loop 410
 - Along Lone Star Rail in Selma and Garden Ridge
- ED-1.2 Continue to locate compatible employment uses at the intersections of US 281 and Loop 410.
- 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.
- ED-1.4 Work cooperatively with other incorporated and adjacent cities and counties, and other local and regional economic development entities to retain, expand, and improve the North Sector economic base.

6. Size of Tract:

The subject property is 1.01 acres, which could reasonably accommodate office 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, JB SA was notified of the proposed request. The Military has indicated there are no objections to this request.