



City of San Antonio

Agenda Memorandum

File Number:21-2599

Agenda Item Number: 19.

Agenda Date: 4/6/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z-2021-10700035

(Associated Plan Amendment PA-2021-11600007)

SUMMARY:

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

Requested Zoning: "C-2 CD GC-1 MSAO-1 MLOD-1 MLR-1 AHOD" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Cabinet Shop and "C-2 CD MSAO-1 MLOD-1 MLR-1 AHOD" Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Cabinet Shop

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 6, 2021

Case Manager: Justin Malone, Planner

Property Owner: Swientek Realty, LLC

Applicant: Swientek Realty, LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 20280 Carrie Louise Street

Legal Description: Lot 2 and Lot 2A, Block D, NCB 35936

Total Acreage: 8.566

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis

Property Details

Property History: The property was annexed on December 30, 1998 by Ordinance 88824 and was originally zoned Temporary "R-1" Single Family Residence District. The property was rezoned to "R-8" Large Lot Residence District by Ordinance 91479 dated May 23, 2000. 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 "R-20" Residential Single-Family District.

Topography: The property does not include any abnormal physical features such as slope, however a portion of the property is in the flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-20"

Current Land Uses: Vacant Land, Residential Single Family

Direction: East

Current Base Zoning: "R-6", "C-1", "NC"

Current Land Uses: Single Family Residential, Church, Beauty Shop

Direction: South

Current Base Zoning: "C-3 S", "C-3 CD"

Current Land Uses: Self Storage Facility, Cabinet Shop

Direction: West

Current Base Zoning: "R-6", "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.

"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.

Thoroughfare: Carrie Louise Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Routes Served: None.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. Right of way dedication and improvement may be required along Carrie Louise.

Parking Information: The parking minimum for Cabinet or Carpenter Shop is 1 parking space per 1,500 sf GFA.

ISSUE:

The requested "C-2" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment from "Country Tier" to "Suburban Tier" to accommodate this zoning request. The "CD" Conditional Use will allow all "C-2" uses in addition to a Cabinet Shop.

ALTERNATIVES:

Current: "R-20" Residential Single-Family Districts allow for Single-Family dwelling (detached) with a minimum lot size of 20,000 square feet and a minimum lot width of 90 feet, accessory dwelling, foster family home, public and private schools.

Proposed: "C-2" Commercial districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The "CD" Conditional Use will allow all "C-2" uses in addition to a Cabinet Shop.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located not located within a regional center but it is within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 “Country Tier” in the future land use component of the plan. The requested “C-2” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Suburban Tier”. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff did not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. There is existing “C-3” General Commercial to the south and existing “C-1” Light Commercial to the east. The proposed “C-2” Commercial is consistent and compatible with the surrounding zoning.

3. Suitability as Presently Zoned:

The current “R-20” Single Family Residential is appropriate for the property and surrounding area. The requested “C-2 CD” Commercial District with Conditional Use for a Cabinet Shop is appropriate to the area and would allow the existing cabinet shop business to the south to expand.

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:

Plan Goals:

- 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-1.1 Continue to locate higher density residential and compatible employment uses near the intersections of IH-10/Loop 1604
 - 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 8.566 acres, which could reasonably accommodate commercial uses a cabinet shop.

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 Military has indicated that there are no objections to this 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.