City of San Antonio

Agenda Memorandum

File Number:21-2963

Agenda Item Number: 15.

Agenda Date: 4/20/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT: Zoning Case Z2021-10700046

SUMMARY:
Current Zoning: "O-2 UC-1 MSAO-1 MLOD-1 MLR-1 AHOD" High-Rise Office IH-10/FM 1604 Urban Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "O-2 MSAO-1 MLOD-1 MLR-1 AHOD" High-Rise Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "C-2NA UC-1 MSAO-1 MLOD-1 MLR-1 AHOD" Commercial Nonalcoholic Sales IH-10/FM 1604 Urban Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2NA MSAO-1 MLOD-1 MLR-1 AHOD" Commercial Nonalcoholic Sales Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 20, 2021

Case Manager: Lorianne Thennes, Planner

Property Owner: Pinnacle Montessori, LLC

Applicant: Alex Freeman

Representative: Jared Helmberger

Location: 6929 Camp Bullis Road

Legal Description: Lot 1, Block 7, NCB 34725A

Total Acreage: 4.85 acres

Notices Mailed
Owners of Property within 200 feet: 47
Registered Neighborhood Associations within 200 feet: None
Applicable Agencies: Camp Bullis

Property Details
Property History: The subject property was annexed by Ordinance 88824, dated December 30, 1998 and was originally zoned Temporary "R-1" Single Family Residence District. The property was rezoned to "O-1" Office District by Ordinance 90368, dated August 26, 1999. The previous "O-1" district converted to the current "O-2" High Rise Office District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 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 dwellings

Direction: East
Current Base Zoning: "C-2NA" and "C-2 CD"
Current Land Uses: Assisted living, banquet hall

Direction: South
Current Base Zoning: "C-2," "ED" and "O-2"
Current Land Uses: Golf course

Direction: West
Current Base Zoning: "R-6 PUD"
Current Land Uses: Single-family dwellings

Overlay and Special District Information:
"UC"
The Urban Corridor overlay was established because there are many roadway corridors which have been and/or will continue to be very significant to the city. The corridors are important because they have shaped the sense of what individual neighborhoods are in their role as historic entrances to the city. Other corridors are significant because they serve as gateways to the city or because of surrounding natural, historic, cultural, and aesthetic areas. The establishment of "UC" serves to preserve, enhance, and perpetuate the value of specific roadway corridors.

"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.

"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: Camp Bullis
Existing Character: Secondary Arterial A
Proposed Changes: None

Public Transit: There are no VIA bus routes 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 a montessori is 1 space per classroom.

ISSUE: None.

ALTERNATIVES:
Current: The current "O-2" High Rise Office District provides a wider variety of office and accessory retail uses that are primarily designed to serve on-site tenants but may provide services or products to the general public as a secondary market in support of the building's primary office tenants in order to promote mixed uses and the internal capture of vehicular trips, while facilitating economic development. "O-2" districts provide for the establishment of low to high-rise office buildings. Uses within an "O-2" district may serve a regional market area.

Proposed: The proposed "C-2NA" Commercial Nonalcoholic Sales District permit 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. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-2" districts accommodate 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 district regulations within the "C-2NA" district are the same as in the "C-2" districts, except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is not within a regional center or 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 "Suburban Tier." The requested "C-2NA" 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 properties to the east of the subject site are already zoned "C-2NA" Commercial Nonalcoholic Sales District.

3. Suitability as Presently Zoned:
The current "O-2 UC-1 MLOD-1 MLR-1 AHOD" High-Rise Office IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "O-2 MLOD-1 MLR-1 AHOD" High-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District are appropriate zonings for the property and surrounding area. However, the proposed "C-2NA" is a more appropriate zoning for the area, which abuts a residential subdivision and other "C-2NA" zoning. The proposed use as commercial use and specifically, a Montessori school, is more conducive to the area than a high-rise office tower.

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.
Goal COM-1: Parks, schools, libraries, animal care and other community facilities linked to one another.
Goal COM-2: Educational facilities and libraries are cornerstones of the North Sector.

6. Size of Tract:
The subject property 4.85 acres, which could reasonably accommodate commercial uses and a Montessori school.

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 is no objection to the request.