



# City of San Antonio

## Agenda Memorandum

**File Number:**21-5102

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**Agenda Item Number:** 8.

**Agenda Date:** 8/3/2021

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Zoning Case Z-2021-10700156 S

**SUMMARY:**

**Current Zoning:** "C-2 MLOD-1 MLR-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Requested Zoning:** "C-2 S MLOD-1 MLR-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Private Club

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** August 3, 2021

**Case Manager:** Michael Pepe, Senior Planner

**Property Owner:** CPRK II LTD

**Applicant:** Richard Florestan

**Representative:** Richard Florestan

**Location:** 15058 N US Highway 281

**Legal Description:** Lot 25, Block 9, NCB 14185

**Total Acreage:** 8.15

**Notices Mailed**

**Owners of Property within 200 feet:** 28

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Camp Bullis

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 33076, dated March 18, 1965 and zoned Temporary "A" Single-Family Residence District. The property was rezoned by Ordinance 36692, dated August 1, 1968, to "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-2" Business District converted to the current "C-2" Commercial District.

**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-3"

**Current Land Uses:** Mixed retail

**Direction:** East

**Current Base Zoning:** "MF-33", "C-3"

**Current Land Uses:** Multifamily housing

**Direction:** South

**Current Base Zoning:** "R-5"

**Current Land Uses:** Church

**Direction:** West

**Current Base Zoning:** "C-3"

**Current Land Uses:** Mixed retail

**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" The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, 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:** US Highway 281

**Existing Character:** Freeway

**Proposed Changes:** None Known

**Thoroughfare:** Brookhollow

**Existing Character:** Collector

**Proposed Changes:** None Known

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

**Routes Served:** 502

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required.

**Parking Information:** The parking minimum for a Private Club is 1 space per 3 persons.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** “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.

**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 “S” Specific Use Authorization will allow all “C-2” uses in addition to a Private Club, pursuant to a site plan.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is located within the Greater Airport Area Regional Center and is located 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 “Suburban Tier” in the future land use component of the plan. The requested “C-2” base-zoning district is consistent with the future land use designation.

**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. The limited nature of the use and the large area of site reduce potential impacts.

**3. Suitability as Presently Zoned:**

The current “C-2” Commercial is an appropriate for the property and surrounding area. The requested “C-2 S” base-zoning district with Specific Use Authorization for a Private Club would also be appropriate and is necessary to facilitate the applicant’s proposed use.

**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 Locate higher density residential and compatible employment uses at key nodes

## **6. Size of Tract:**

The subject property is 8.15 acres, which could reasonably accommodate commercial 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, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.