



City of San Antonio

Agenda Memorandum

Agenda Date: December 5, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

Zoning Case Z-2023-10700319

SUMMARY:

Current Zoning: "R-20 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

Requested Zoning: "C-2 MSAO-1 MLOD-1 MLR-1" Commercial Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 5, 2023

Case Manager: Adolfo Gonzalez, Zoning Planner

Property Owner: AZOR PROPERTIES LLC

Applicant: AZOR PROPERTIES LLC

Representative: Patrick Christensen

Location: 21330 Milsa Drive

Legal Description: 0.995 acres out of NCB 35733

Total Acreage: 1.00

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Camp Bullis Army Base, Office of Historic Preservation, Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 88824, dated December 30, 1998, and zoned as Temporary "R-1" Single-Family Residence District. A portion the property was rezoned by Ordinance 89324, dated February 25, 1999, from Temporary "R-1" Single-Family Residence District to "R-8" Large Lot Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-8" Large Lot Residence District was converted to "R-20" Residential Single-Family.

Code & Permitting Details: There is no code enforcement or permitting history for the subject property.

Topography: The property does not include any abnormal physical features such as slope or incursion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-20

Current Land Uses: Vacant residential dwelling

Direction: East

Current Base Zoning: O-1

Current Land Uses: Residential Dwelling

Direction: South

Current Base Zoning: C-2

Current Land Uses: Pet Resort

Direction: West

Current Base Zoning: R-20

Current Land Uses: Park

Overlay District Information:

The "MSAO-1" Camp Bullis Military Sound Attenuation Overlay District 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. The "MLOD-1" Camp Bullis Military Lighting Overlay District 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.

Special District Information:

None.

Transportation

Thoroughfare: Milsa Drive

Existing Character: Secondary Arterial A

Proposed Changes: None known.

Thoroughfare: Oak Drive

Existing Character: Local

Proposed Changes: None known.

Public Transit: There is no public transit within walking distance of the subject property.

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for Food, Mobile Food Court is 2 spaces per mobile food establishment unit. The maximum parking requirement for Food, Mobile Food Court is 5 spaces per mobile food establishment unit. Additional uses are subject to the parking requirements of Sec. 35-526. – Parking and Loading Standards.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: 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 Zoning: C-2 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or within ½ a mile from 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 approval criteria below.

1. **Consistency:** The subject property is located within the North Sector Plan, adopted August 5, 2010, 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 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.
3. **Suitability as Presently Zoned:** The existing "R-20" Residential Single-Family District is not an appropriate zoning for the property and surrounding area. The requested "C-2" Commercial District is an appropriate zoning for the property and surrounding area. Surrounding properties are zoned "R-20" Residential Single-Family District, "C-2" Commercial District, "O-1" Office District, and "I-1" General Industrial District. The existing "R-20" across the street is currently utilized as a park. The "R-20" base zoning district permits single-family residential uses. The development of single-family neighborhoods on this property would create incompatible uses that would not correlate with the existing development pattern of the area. The "C-2" base zoning designation would accommodate existing development compatible with the surrounding 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 request does not appear to conflict with any public policy objective. Goals and Strategies of the North Sector Plan may include: - 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-2.3 Support, stimulate, and foster increased activity of existing businesses within the North Sector including but not limited to finance, insurance, real estate, medical, cyber security, research and development. - Goal LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable. - LU-1.1 Locate buffers between high density/intensity land uses that are potentially incompatible. - Goal LU-3 Higher density/intensity tiers are recommended adjacent or proximate to activity centers.
Relevant Goals and Policies of the Comprehensive Plan may include:
 - GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.
 - JEC Goal 1: Employment is focused in the city's 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio's residents and businesses.

Relevant Goals and Strategies of the North Sector Plan may include:

- Land Use (LU) Goal 1: Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.
 - LU 1.1: Locate buffers between high density/intensity land uses that are potentially incompatible.
 - LU Goal 5: All new construction and renovation efforts within corridor overlay districts must be in compliance with applicable standards.
 - LU-5.1: Continue to implement the standards and guidelines of existing scenic corridors, gateway corridors and overlay districts to maintain and enhance a consistent design theme along North Sector principal and arterial roadways.
6. **Size of Tract:** The 1.00 acre site is of sufficient size to accommodate the proposed commercial development.
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.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.