



City of San Antonio

Agenda Memorandum

Agenda Date: February 7, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

ZONING CASE Z-2022-10700338

(Associated Plan Amendment PA-2022-11600119)

SUMMARY:

Current Zoning: "R-6 GC-1 UC-1 MSAO-1 MLOD-1 MLR-1 AHOD" Single-Family Residential Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 GC-1 UC-1 MSAO-1 MLOD-1 MLR-1 AHOD" General Commercial Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 7, 2023. This item was continued from the January 17, 2023 hearing.

Case Manager: Ann Benavidez, Planner

Property Owner: 242 Cresta Bella LTD c/o NRP Group

Applicant: Kavanaugh Consulting, LLC

Representative: Patrick Christensen

Location: Generally located in the 6500 Block of Camp Bullis Road

Legal Description: 3.14 acres

Total Acreage: 3.14 acres out of NCB 34670 and NCB 34725

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Friends of San Antonio Natural Areas and Crownridge of Texas Homeowners Association

Applicable Agencies: Planning Department, Camp Bullis

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 30, 1998 by Ordinance 88824 and originally zoned Temporary "R-1" Single-Family Residential District. The property was rezoned by Ordinance 89324 dated February 25, 1999 to "R-1" Single-Family Residential District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Residential Single-Family District converted to the current "R-6" Single-Family Residential District. A portion of the property was rezoned by Ordinance 101910 dated December 15, 2005 to the current "C-3" General 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" "R-6"

Current Land Uses: Vacant, Residential Dwelling

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Vacant, Residential Dwelling

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Apartments, Auto Detailing Center, Lawyer Office, Outdoor Furniture retailer, coffee shop, student center, Veterinary Hospital

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Vacant, Residential Dwelling

Overlay District Information:

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.

The "UC-1" IH-10/FM 1604 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.

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.

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.

Special District Information:

None.

Transportation

Thoroughfare: Camp Bullis Road

Existing Character: Secondary Arterial A

Proposed Changes: None Known

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

Routes Served: NA

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for most commercial retail uses is 1 parking space per 300 square feet of gross floor area

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-Family allows dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools. Overlay district that imposes height restriction near civilian and military airports.

“C-3” General Commercial District is intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed Zoning: “C-2” Commercial District accommodates 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 a ½ mile of 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 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 “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 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. There is “C-2” and “C-3” zoning found in proximity to the subject property.
3. **Suitability as Presently Zoned:** The current “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial District is also appropriate. The subject property fronts a part of Camp Bullis Road that is classified as a secondary arterial, which is capable of handling more intense commercial uses. On the opposite side of Camp Bullis Road exists various multi-family and medium to high intense commercial uses, so the proposed commercial development is compatible with the existing development pattern. While there are established single-family neighborhoods existing to the north and south of the property, the site is appropriately sized to accommodate any necessary buffers to ensure compatible transitions.
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 objectives of the North Sector Plan:
 - Economic Development Strategy 3.1: Encourage developers to coordinate with the City and/or Bexar County for all proposed non-residential developments or expansion of an existing use if located within the Military Influence Overlay Area as identified in the North Sector Land Use Plan.
 - Natural Resources Strategy 3.1: Where feasible, incorporate low impact development features to reduce the need for structural onsite retention facilities and foster healthy vegetation through natural infiltration.
 - Natural Resource Strategy 5.4 Ensure that new development respects the Hill Country heritage through its preservation of the regional architectural context.
 - Land Use Goal 1: Compatible land use pattern promoted so that natural resources are preserved, and the local economy remains viable.
 - Land Use Strategy 6.5: Encourage development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods.
6. **Size of Tract:** The subject property is 3.14 acres, which can reasonably accommodate the proposed commercial development.
7. **Other Factors:** The applicant intends to rezone to “C-2” to permit various commercial uses.

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 that there are no objections to this request.