



City of San Antonio

Agenda Memorandum

Agenda Date: March 1, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:
ZONING CASE Z-2022-10700012

SUMMARY:

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

Requested Zoning: "C-2 S MLOD-1 MLR-2 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court - Outdoor Uses Permitted

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 1, 2022

Case Manager: Rebecca Rodriguez, Senior Planner

Property Owner: GPM Life, LLC

Applicant: Sarah Teel – MSL Investments

Representative: Sarah Teel – MSL Investments

Location: 14397 Blanco Road

Legal Description: 0.324 acres out of NCB 17860

Total Acreage: 0.324

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Cadillac Drive Neighborhood Association Inc. and Walker Ranch HOA

Applicable Agencies: Camp Bullis Joint Base San Antonio, San Antonio International Airport, Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 61615, dated December 30, 1985, and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 80229, dated May 26, 1994, 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 floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2

Current Land Uses: Retail Shopping Center

Direction: South

Current Base Zoning: C-2NA

Current Land Uses: Assisted Living Facility

Direction: East

Current Base Zoning: C-2

Current Land Uses: Retail Shopping Center

Direction: West

Current Base Zoning: C-2

Current Land Uses: Retail Shopping Center

Overlay District Information:

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: Blanco Road

Existing Character: Secondary Arterial A

Proposed Changes: None

Thoroughfare: Cadillac Drive

Existing Character: Local

Proposed Changes: None

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

Routes Served: 2

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 a commercial gymnasium is 1.5 per 1000 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “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 Zoning: “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 for Fitness/Health Club - Outdoor Uses.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center but is within the 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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as Community Commercial 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 “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-2 S” Commercial District with a Specific Use Authorization for Fitness Center/Health Club - Outdoor Uses Permitted is also appropriate for the area. The current base zoning district is remaining which is consistent with the zoning designations and uses found in the immediate area. The existing use for the property is a gym and the requested Specific Use Authorization will allow the addition of an outdoor space which cannot be expanded at a future time due to the site plan requirement.
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. The proposed zoning change will meet the following goals and principles of the San Antonio International Airport Vicinity Land Use Plan:

Objective 1.1 Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards.
Objective 2.2 Encourage commercial development that respects the integrity of existing residential development.
Objective 4.4 Support commercial redevelopment through comprehensive rezoning and incentive zoning.
6. **Size of Tract:** The 0.3240 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, JB SA 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.

The applicant is rezoning to develop an outdoor space for an existing gymnasium. The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.