



City of San Antonio

Agenda Memorandum

Agenda Date: April 5, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2021-10700220 ERZD

SUMMARY:

Current Zoning: "R-6 MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zoning District

Requested Zoning: "MF-18 MLOD-1 MLR-2 ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zoning District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 5, 2022

Case Manager: Mirko Maravi, Planning Coordinator

Property Owner: Woldhagen Holdings, LLC

Applicant: Mosaic Land Development, LLC

Representative: Brown and Oritz, PC

Location: 6920, 6946 and 6950 West Hausman Road

Legal Description: 38.2552 acres out of NCB 14861 and CB 4766

Total Acreage: 38.2552

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Planning Department, Camp Bullis, San Antonio Water Systems (SAWS)

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 39197, dated February 24, 1971 and Ordinance 41426, dated December 25, 1972 and zoned Temporary "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family 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: "R-6" and "O-1"

Current Land Uses: Single-Family Dwellings

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Vacant

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Recreation

Direction: West

Current Base Zoning: "MF-33"

Current Land Uses: Vacant

Overlay District Information:

The "ERZD" Edwards Recharge Zone District does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of San Antonio Code of Ordinances, the San Antonio Water System (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the "ERZD". 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: West Hausman Road

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Traffic Impact: The traffic generated by the proposed development has increase it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502. A TIA Report will be Required.

Parking Information: The minimum parking requirement for multi-family development is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-Family District 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.

Proposed Zoning: “MF-18” Limited Density Multi-Family District allows multi-family development up to 18 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the UTSA Regional Center and located 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 in the UTSA Area Regional Center Plan and is currently designated as “Urban Mixed Use” in the future component of the plan. The requested “MF-18” 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-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “MF-18” Limited Density Multi-Family is also appropriate and offers a housing alternative to the area. The limited density housing is also suited for West Hausman Road, a Secondary Arterial street.
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 UTSA Area Regional Center Plan.

GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

H P18: Encourage housing to be built with, near or adjacent to retail uses.

6. **Size of Tract:** The 38.2552 acre site is of sufficient size to accommodate the proposed multi-family 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 is no objection to the request.

Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 2 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 52.10% on the site. Reference SAWS report dated March 11, 2022.