



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** September 21, 2023

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

ZONING CASE Z-2023-10700044 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 Zone 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 Zone District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** June 20, 2023. This case was continued at the June 6, 2023 hearing.

**Case Manager:** Ann Benavidez, Zoning Planner

**Property Owner:** Holzburg LLC

**Applicant:** Mitra Ventures LLC

**Representative:** Patrick Christensen, P.C.

**Location:** Generally located in the 12000 block of Petite Street

**Legal Description:** Lots 1 through 8, Block 23, NCB 14733, and Lots 2 through 10, Block 21, NCB 14731

**Total Acreage:** 6.84 Acres

**Notices Mailed**

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

**Registered Neighborhood Associations within 200 feet:** NA

**Applicable Agencies:** Planning Department, San Antonio Water System, Camp Bullis

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 41428, dated December 25, 1972, and was originally 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 Temporary "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:** "C-2" "MF-33"

**Current Land Uses:** Apartments

**Direction:** South

**Current Base Zoning:** "R-6", "O-1", "O-1.5", "O-2", "R-4"

**Current Land Uses:** Offices, vacant

**Direction:** East

**Current Base Zoning:** "R-6" "R-6 CD"

**Current Land Uses:** Single-Family Homes, Vacant

**Direction:** West

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

**Current Land Uses:** Offices, vacant, parking lots

**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:**

No special district information.

**Transportation**

**Thoroughfare:** Moonlight Way

**Existing Character:** Local Street

**Proposed Changes:** None known

**Thoroughfare:** Petite Avenue

**Existing Character:** Local Street

**Proposed Changes:** None known

**Thoroughfare:** Huebner Road

**Existing Character:** Primary Arterial A

**Proposed Changes:** None known

**Public Transit:** There are VIA bus stops in proximity to the subject property.

**Routes Served:** 503, 603

**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 multi-family development is 1.5 spaces per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current Zoning:** “R-6” Residential Single-Family Districts permit single-family dwelling (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 permits multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 18 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

**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 and Zoning Commission recommend Approval.

The applicant had originally requested “MF-25” Low Density Multi-Family but amended to “MF-18” Limited Density Multi-Family at the Commission meeting.

SAWS recommended impervious cover limitation is 50%.

**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 “Suburban Tier” in the future land use 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. While the property is situated amongst single-family properties, it is also situated between multi-family development to the north and office and commercial development to the south.
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 “MF-18” Limited Density Multi-Family District is also appropriate. There are a mix of zoning designations in proximity to the subject property, which accommodate medium to high commercial and residential intensity. Additionally, the request aligns with the goals of the Strategic Housing Implementation Plan (SHIP), which encourages the development of housing to accommodate the city’s growing population.
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:
  - HOU-1.2 Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector
  - LU-1.3- Promote variety of housing types between Loop 1604 and Loop 410
6. **Size of Tract:** The subject property is 6.84 Acres, which can reasonably accommodate the proposed residential development.
7. **Other Factors:** The applicant intends to rezone to “MF-18” to allow for residential development, at a maximum density of 18 units per acre. At 6.84 acres, there rezoning could permit the development of 123 units maximum.

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 50% on the site. Reference SAWS report dated April 7, 2023.

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.