



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: August 17, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2021-10700188

SUMMARY:

Current Zoning: “RE MSAO-1 MLOD-1 MLR-1” Residential Estate Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and “RE MLOD-1 MLR-1” Residential Estate Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

Requested Zoning: “MF-33 MSAO-1 MLOD-1 MLR-1” Multifamily Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and “MF-33 MLOD-1 MLR-1” Multifamily Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 7, 2021. This case was continued from August 17, 2021.

Case Manager: Catherine Hernandez, DSD Administrator

Property Owner: Heritage Montessori Academy LLC

Applicant: DD&B Construction

Representative: Killen, Griffin, & Farrimond

Location: 19389 Babcock Road

Legal Description: 16.08 acres out of CB 4719

Total Acreage: 16.08

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 2017-08-31-0622 dated August 31, 2017 and assigned zoning “RE” Residential Estate District.

Topography: N/A

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2, MF-33

Current Land Uses: Apartments, Strip Retail

Direction: East

Current Base Zoning: MXD, RE

Current Land Uses: Undeveloped

Direction: West

Current Base Zoning: C-2 CD, C-2 S

Current Land Uses: Gas Station

Direction: South

Current Base Zoning: OCL

Current Land Uses: Undeveloped

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:

N/A

Transportation

Thoroughfare: Babcock

Existing Character: Collector

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required.

Parking Information: The parking requirement for Multifamily Dwellings is 1.5 spaces per unit.

ISSUE:

None

ALTERNATIVES:

Current Zoning: Single-family dwelling (detached) with a minimum lot size of one acre (43,560 square feet) and a minimum lot width of 120 feet, accessory dwelling, public and private schools.

Proposed Zoning: Any uses permitted in MF-25 but with a maximum density of 33 units per acre for MF-33, 40 units per acre for MF-40, 50 units per acre for MF-50 and 65 units per acre for MF-65.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a regional center or 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 North Sector Plan and is currently designated as "Mixed Use Center" in the future land use component of the plan. The requested "MF-33" 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. Multifamily uses are well established in the area.
3. **Suitability as Presently Zoned:** The existing "RE" Residential Estate District is an appropriate zoning for the property and surrounding area. The proposed "MF-33" would be a more appropriate zoning for the property and surrounding area, at a mixed use commercial intersection. The applicant is requesting "MF-33" Multifamily District, which is consistent with Multifamily uses across Babcock and fosters a stated intention of the North Sector Plan, the development of a mixed use node with retail, services, and denser housing.
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 of the North Sector Plan: HOU-1.1 Consider innovative allowances in zoning amendments that promote a variety of housing types in the North Sector and embrace flexible standards, including, but not limited to: zero lot lines, clustering of development, and density bonuses as per the Sector Land Use 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 Goal HOU-2 High density housing is developed near post secondary education facilities, principal and arterial transportation routes, and major employment areas. Strategies: HOU-2.1 Focus High Density Residential near activity centers. HOU-2.3 Utilize High Density Residential as a buffer between principal and arterial roadways / non-residential (i.e. office, retail, commercial uses) and lower density residential housing.
6. **Size of Tract:** The 16.08 acre site is of sufficient size to accommodate the proposed Multifamily 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.