



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: {{item.number}}

Agenda Date: September 7, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

ZONING CASE Z-2021-10700204 (Associated Plan Amendment PA-2021-11600066)

SUMMARY:

Current Zoning: "R-6 GC-1 MLOD-1 MLR-1" Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, "PUD R-6 GC-1 MLOD-1 MLR-1" Planned Unit Development Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, "R-6 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

Requested Zoning: "MF-33 GC-1 MLOD-1 MLR-1" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "MF-33 MLOD-1 MLR-1" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 7, 2021

Case Manager: Joyce Palmer, Senior Planner

Property Owner: GKH Development, Ltd

Applicant: Killen, Griffin, & Farrimond

Representative: Killen, Griffin, & Farrimond

Location: Generally located in the 100 block of Dominion Drive

Legal Description: 2.966 acres out of NCB 34752

Total Acreage: 2.966

Notices Mailed

Owners of Property within 200 feet: 3

Registered Neighborhood Associations within 200 feet: none

Applicable Agencies: JBSA Camp Bullis, Planning Department

Property Details

Property History:

The subject property was annexed into the city by Ordinance 88824, dated December 30, 1998 and was originally zoned "Temp R-1" Temporary Single Family Residence District. In 1999, the property was rezoned to "P-1(R-1)" Planned Unit Development Single Family Residence District by Ordinance 89324 dated February 25, 1999. The previous "P-1(R-1)" district and "R-1" district converted to the current "PUD R-6" Planned Unit Development Residential Single-Family District and "R-6" Residential Single-Family District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001.

Topography: A large portion of the property is within a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MF-33, R-6

Current Land Uses: Vacant land

Direction: East

Current Base Zoning: R-6

Current Land Uses: Vacant land

Direction: South

Current Base Zoning: R-6, R-6 PUD

Current Land Uses: Vacant land

Direction: West

Current Base Zoning: MF-33, R-6

Current Land Uses: Vacant land

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 "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: Dominion Drive

Existing Character: Local

Proposed Changes: None

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

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

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

ISSUE:

None

ALTERNATIVES:

Current Zoning: 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. To provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties.

Proposed Zoning: Any uses permitted in MF-33 but with a maximum density of 33 units per acre.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center or 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.” The requested “MF-33” is not consistent with the future land use designation. The applicant is also requesting a Plan Amendment to the North Sector Plan from “Rural Estate Tier” to “General Urban Tier”. Staff recommends Approval. Planning Commission recommendation pending the September 22, 2021 hearing.
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 requested “MF-33” will provide a buffer between the nearby interstate and lower-density residential uses to the north and east of the property.
3. **Suitability as Presently Zoned:** The current "R-6" Residential Single-Family District and “PUD R-6” Planned Unit Development Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “MF-33” Multi-Family District is also an appropriate zoning for the property and surrounding area. The property is adjacent to existing “MF-33” and is in close proximity to a highway; per the North Sector Plan, higher density residential uses are encouraged along transit corridors and principal arterials as a buffer to lower density residential uses.
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 proposed rezoning does not appear to conflict with the following goals, principles, and 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. HOU-2- High density housing is developed near post secondary education facilities, principal and arterial transportation routes, and major employment areas. 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 subject property is 2.966 acres, which could reasonably accommodate multi-family dwelling units.
7. **Other Factors** The subject property is located within the JBSA 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 the request. At an acreage of 2.966 acres and a density of 33 units per acre this allows up to 98 units.