



City of San Antonio

Agenda Memorandum

Agenda Date: May 19, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

Zoning Case Z-2022-10700031 CD ERZD

SUMMARY:

Current Zoning: "R-6 CD MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Conditional Use for an Assisted Living Facility for up to 12 Residents

Requested Zoning: "R-6 CD MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Conditional Use for an Assisted Living Facility for up to 13 Residents

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 19, 2022

Case Manager: Despina Matzakos, Planner

Property Owner: Jimmy Caldwell

Applicant: Jimmy Caldwell

Representative: Jimmy Caldwell

Location: 7023 West Hausman Road

Legal Description: Lot 21, Block 12, NCB 14752

Total Acreage: 0.440 acres

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Camp Bullis, SAWS

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 39197, dated February 24, 1971 and 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 “R-6” Residential Single-Family District. The property rezoned under Ordinance 2020-09-03-0625, dated September 3, 2020, from “R-6” Residential Single-Family District to “R-6 CD” Residential Single-Family District with an Conditional Use for an Assisted Living Facility for up to 12 residents.

Topography: The subject property is located within the Leon Creek Watershed, a Mandatory Detention Area, and the Edwards Aquifer Recharge Zone.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family Homes

Direction: South

Current Base Zoning: MF-33

Current Land Uses: Empty Land

Direction: East

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family Homes

Direction: West

Current Base Zoning: RM-4 PUD

Current Land Uses: Empty Lot

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 "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”.

Special District Information: N/A

Transportation

Thoroughfare: Hausman Road

Existing Character: Secondary Arterial A

Proposed Changes: D8 Park Land Acquisition & Development -- Development of a new park which may include land acquisition in the Hausman and Babcock Road vicinity.

Thoroughfare: Roadrunner Way

Existing Character: Local

Proposed Changes: None

Public Transit: There are no VIA bus routes within proximity to the subject property.

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 is 0.3 spaces per bed plus 1 space for each employee.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family District allows for a 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: "R-6 CD" Residential Single-Family District allows for a 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.

The "CD" Conditional Use would allow Assisted Living for 13 Residents.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within a Regional Center and is located within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff, SAWS and Zoning Commission recommend Approval.

SAWS indicated that there will be no change in impervious cover, the site is already built out.

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 UTSA Area Regional Center Plan and is currently designated as "Low Density Residential" in the future land use component of the plan. The requested "R-6" Residential Single-Family 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. Surrounding properties are primarily "R-6" Residential Single-Family Districts and "RM-4" Residential Mixed Districts. The property, located at an intersection of two streets and fronts a major arterial.
3. **Suitability as Presently Zoned:** The existing "R-6" Residential Single-Family District with Conditional Use for an Assisted Living Facility for up to 12 Residents is appropriate for the property and surrounding area. The proposed "R-6" Residential Single-Family District with Conditional Use for an Assisted Living Facility for up to 13 Residents is also an appropriate zoning for the property and surrounding area. The applicant is proposing to add one (1) resident.
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.

Relevant Goals and Policies of the UTSA Area Regional Center Plan may include:

- Goal 1- Support diverse, affordable, and abundant housing options with an emphasis on mixed-use development that is safe, comfortable, and attractive.
 - Goal 2 - Maintain and enhance the character and appeal of established residential neighborhoods within the UTSA Area with attractive streetscapes and compatible development and design.
 - Goal 8 - Promote and encourage compatible land uses in close proximity to Camp Bullis.
6. **Size of Tract:** The 0.440 acre site is of sufficient size to accommodate the existing residential uses and development.
 7. **Other Factors:** The applicant intends to utilize the existing structure to allow for up to 13 residents.

SAWS staff recommends approval of the zoning request, noting that the impervious cover limitation is already established on the site. Reference SAWS report dated March 29, 2022.

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 indicated that there are no objections to the request.

The Conditional Use zoning procedure is designed to provide for a land use within the area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of zoning with Conditional Use shall only be for the zoning case named in the ordinance approving the Zoning Districts with the specified Conditional Use provisions.