



City of San Antonio

Agenda Memorandum

Agenda Date: November 18, 2021

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2021-10700145 ERZD

SUMMARY:

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

Requested Zoning: "R-4 MLOD-1 MLR-2 AHOD ERZD" Residential Single-Family Camp
Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards
Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 2, 2021

Case Manager: Catherine Hernandez, DSD Administrator

Property Owner: JMB SA Properties, LLC

Applicant: ADA Consulting Group, Inc.

Representative: Donald Oroian

Location: 12103 Pebble Street

Legal Description: Lot 15, Block 18, NCB 14728

Total Acreage: 0.3748

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: SAWS, Camp Bullis

Property Details

Property History: Property History:

Topography: The property does not include any abnormal physical features such as slope or incursion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6

Current Land Uses: Single Family homes

Direction: South

Current Base Zoning: O-2 and C-3

Current Land Uses: Commercial Uses

Direction: East

Current Base Zoning: R-6 and O-2

Current Land Uses: Single Family Homes and commercial uses

Direction: West

Current Base Zoning: C-3

Current Land Uses: Commercial Uses

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: Pebble Street

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Honeycomb Drive

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: Routes 503 and 96

Traffic Impact: A Traffic Impact Analysis is not required. ROW dedication and improvement may be required along Honeycomb and Pebble Street.

Parking Information: Single family uses require 1 space 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.

Proposed Zoning: Single-family dwelling with a minimum lot size of 4,000 square feet for R-4 designed to provide options for developing dwelling units for specialized housing markets such as affordable housing, starter homes, and empty nester homes.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located with a Regional Center or along a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend Denial.

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 "R-4" base zoning district is consistent with the future land use designation.
2. **Adverse Impacts on Neighboring Lands:** Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not 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.
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. However, it does introduce additional density in the area that is not already established.
6. **Size of Tract:** The 0.3748 acre site is of sufficient size to accommodate the proposed development.
7. **Other Factors** The property is proposed for development of a residential subdivision with lot sizes of 4000 square feet. The applicant is proposing 4 lots with the rezoning.

Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 1 property. SAWS staff recommends denial of the zoning request, as the proposed 47% impervious cover exceeds the 30% allowed for single family residential development. SAWS recommends that the max impervious cover for the site be 30%. Reference SAWS report dated September 2, 2021.

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.