



City of San Antonio

Agenda Memorandum

Agenda Date: December 7, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

ZONING CASE Z-2021-10700218

(Associated Plan Amendment PA-2021-11600072)

SUMMARY:

Current Zoning: "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, "R-20 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, and "MF-25 MSAO-1 MLOD-1 MLR-1" Low-Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

Requested Zoning: "MF-18 MSAO-1 MLOD-1 MLR-1" Low-Density Multi-Family Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 7, 2021 (Continued from October 19, 2021 and November 16, 2021)

Case Manager: Mirko Maravi, Senior Planner

Property Owner: Avalon Heights GP LLC

Applicant: Kavanaugh Consulting LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: Generally located in the 7000 Block of Heuermann Road

Legal Description: 21.22 acres out of NCB 18333

Total Acreage: 21.22

Notices Mailed

Owners of Property within 200 feet: 37

Registered Neighborhood Associations within 200 feet: Friends of San Antonio Natural Areas

Applicable Agencies: Camp Bullis

Property Details

Property History: A small portion of the property was annexed into the City of San Antonio by Ordinance 64017, December 28, 1986 and zoned Temporary "R-1" Single-Family Residence District. The majority of the property was annexed into the City of San Antonio by Ordinance 88824, dated December 30, 1998 and zoned Temporary "R-1" Single-Family Residence District. A portion of the property was rezoned by Ordinance 89324, dated February 25, 1999 to "R-8" Large Lot Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residence District and "R-8" Large Lot Residence District converted to the current "R-6" Residential Single-Family District and "R-20" Residential Single-Family District. A portion of the property was rezoned by Ordinance 2006-01-26-0145, dated January 26, 2006 to the current "MF-25" Low Density Multi-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: "MXD"

Current Land Uses: Vacant

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Development

Direction: East

Current Base Zoning: "MF-25"

Current Land Uses: Vacant/Multi-Family Development

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Vacant

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:

None.

Transportation

Thoroughfare: Heuermann Road

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Traffic Impact: Heuermann Rd is a City of San Antonio ROW described on the City's Major Thoroughfare Plan as TYPE A Secondary Arterial (86' ROW – 43' from centerline; 48' of pavement – 24' from centerline) ROW dedication and pavement construction may be required. Per UDC Table 506-3, note 5, arterials require bike facilities.

ITE code may be revised at scoping meeting based on any additional information provided then.

Parking Information: The minimum parking requirement for a single-family dwelling is 1 space per unit, and for multi-family dwellings is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential 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.

"R-20" Residential Single-family dwelling (detached) with a minimum lot size of 20,000 square feet and a minimum lot width of 90 feet, accessory dwelling, foster family home, public and private schools.

"MF-25" Low Density Multi-Family allows multi-family to a density of 25 units per acre.

Proposed Zoning: “MF-18” Limited Density Multi-family allows multi-family up to a density of 18 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center or the 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” and “General Urban Tier” in the future land use component of the plan. The requested “R-6” base zoning district is consistent with the future land use designation. The requested “MF-18” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “General Urban Tier”. Staff recommend Approval. Planning Commission recommendation is pending the November 17, 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 proposed use is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District, “R-20” Residential Single-Family District, and “MF-25” Low Density Multi-Family are appropriate zoning for the property and surrounding area. The proposed “R-6” Residential Single-Family and “MF-18” Limited Density Multi-Family District are also appropriate allowing for moderate density and a more uniform approach to land use and zoning in the 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 objectives of the North Sector Plan.
 - Goal HOU-2 High density housing is developed near post-secondary education facilities, principal and arterial transportation routes, and major employment areas.
 - HOU-2.4 Consider the use of High Density Residential along the periphery of concentrated employment areas to foster a compatible land use transition between single family

detached/attached residential neighborhoods and concentrated locations of non-residential uses.

6. **Size of Tract:** The 21.22 acre site is of sufficient size to accommodate the proposed residential and multi-family 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, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

Applicant is seeking to rezone single-family residential area of 16.93 acres to multi-family and a multi-family area of 4.29 acres to single-family residential.