



City of San Antonio

Legislation Details (With Text)

File #: 17-3105
Type: Zoning Case
In control: Zoning Commission
On agenda: 5/16/2017
Title: ZONING CASE # Z2017147 (Council District 8): A request for a change in zoning from "R-6 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "PUD RM-4 MSAO-1 MLOD-1" Planned Unit Development Residential Mixed Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 6.117 acres out of NCB 18333, located in the 7200 Block of Heuermann Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17048)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2017147
(Associated Plan Amendment 17048)

SUMMARY:

Current Zoning: "R-6 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

Requested Zoning: "PUD RM-4 MSAO-1 MLOD-1" Planned Unit Development Residential Mixed Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 16, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: 123 Heuermann LLC

Applicant: David R. Pugsley

Representative: David R. Pugsley

Location: 7200 Block of Heuermann Road

Legal Description: 6.117 acres out of NCB 18333

Total Acreage: 6.117

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Friends of Friedrich Wilderness Park

Applicable Agencies: Parks Department

Property Details

Property History: The subject property was annexed into the City Limits on December 17, 1998 and was previously zoned "Temp R-1" Temporary Single-Family Residence District. The property converted from "Temp R-1" to "R-6" Single-Family Residence which occurred with the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001). The subject property was included in the "MLOD-1" Camp Bullis Military Lighting Overlay District by Ordinance 2009-04-02-0258, dated April 2, 2009. The subject property was included in the "MSAO-1" Camp Bullis Military Sound Attenuation Overlay District by Ordinance 2010-10-07-0875, dated October 7, 2010.

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: R-6, OCL

Current Land Uses: Single-Family Residence, Outside City Limits

Direction: East

Current Base Zoning: R-6

Current Land Uses: Undeveloped Land

Direction: South

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: OCL

Current Land Uses: Outside City Limits

Overlay and Special District Information:

"MLOD-1"

All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD-1" 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.

"MSAO-1"

All surrounding properties carry the "MSAO-1" Camp Bullis Military Sound Attenuation Overlay District, due to their proximity to Camp Bullis. The "MSAO-1" 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.

Transportation

Thoroughfare: Heuermann Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Transportation

Thoroughfare: Bella Sky

Existing Character: Local Street

Proposed Changes: None known

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

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

Parking Information:

"PUD RM-4" allows for cluster parking, with a minimum of 1 parking space per unit and no maximum number.

ISSUE:

None.

ALTERNATIVES: Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Not within a Regional Center or within a half mile of 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 the approval criteria below.

1. Consistency:

The property is located within the North Sector Plan, and is currently designated as "Rural Estate Tier" in the future land use component of the plan. The requested "PUD RM-4" base zoning district is not consistent with the future land use designation. The applicant is requesting a plan amendment from "Rural Estate Tier" to "Suburban Tier". Staff recommends approval. Planning Commission continued the case to the May 24, 2017 hearing.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The properties to the south are zoned “R-6” and are developed as single family with an average of 10,000 square foot lots. Properties to the west are zoned “R-6” and are vacant. The allowable density of “R-6” is 7 units per acre. The requested “PUD RM-4” only allows 7 units per acre, making the density per acre equal. The PUD designation will allow cluster of development to preserve features and provides for open space.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is appropriate for the surrounding area. The adjacent properties are predominantly Single-Family Residences and undeveloped land. The recent development of a subdivision of Single-Family Residences to the south suggests that a similar development could occur on the subject property.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The requested zoning change is requested in order to construct 40 homes (with 2 attached similar to a duplex pattern) which should not have an adverse impact on the public health, safety, or welfare of the citizens of San Antonio.

5. Public Policy:

The rezoning request does not appear to conflict with any public policy objective. The construction of forty homes will offer additional housing in a close proximity to I-10 corridor. Chapter 3 of the North Sector Plan refers to development north of Loop 1604 to include singly family housing as well as higher density residential development where appropriate. The North Sector Plan also specifically includes carefully integrated Planned Unit Developments as a part of this development pattern.

6. Size of Tract:

The subject property measures 6.117 acres which should reasonably accommodate the Planned Unit Development.

7. Other Factors:

Approval of a PUD zoning since the 2015 Code amendments requires a site plan as part of the rezoning process. This site plan will require future development to comply with the approved site plan. Minor amendments can be made in the future, however, major amendments would require a rezoning process.

Planned Unit Developments provide flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography.

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam and the City of San Antonio, the Military did not review the request because the property is less than 10 acres in size and does not directly abut the installation.