



City of San Antonio

Agenda Memorandum

File Number:20-6961

Agenda Item Number: 18.

Agenda Date: 12/1/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z-2020-10700258
(Associated Plan Amendment PA-2020-11600072)

SUMMARY:

Current Zoning: "RM-6 MLOD-1 MSAO-1 MLR-1" Residential Mixed Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay Military Lighting Region 1 Overlay District

Requested Zoning: "PUD R-4 MLOD-1 MSAO-1 MLR-1" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay Military Lighting Region 1 Overlay District (with reduced perimeter setback of 10')

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 1, 2020

Case Manager: Michael Pepe, Planner

Property Owner: Lutheran High School Association of San Antonio

Applicant: Scott Felder Homes, LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 18104 Babcock Road

Legal Description: 9.117 acres out of NCB 18333

Total Acreage: 9.117

Notices Mailed

Owners of Property within 200 feet: 4

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

Applicable Agencies: Camp Bullis, Parks and Recreation Department

Property Details

Property History: The subject properties were annexed in December of 1998 by Ordinance 88824 and was originally zoned "Temp R-1" Temporary Single-Family Residence District. The previous base zoning district converted to "R-6" Residential Single-Family District with the adoption of the 2001 Unified Development Code by Ordinance 93881, dated May 3rd, 2001. The property was rezoned by Ordinance 101014 dated June 9, 2005 from "R-6" to "RM-6" Residential Mixed 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: "R-6"

Current Land Uses: Natural

Direction: East

Current Base Zoning: "R-6", "C-2"

Current Land Uses: Natural

Direction: West

Current Base Zoning: "RM-6", "MF-18"

Current Land Uses: School Athletic Field, Multifamily

Direction: South

Current Base Zoning: "RM-6"

Current Land Uses: School Athletic Field, School

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: Luskey

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are no VIA bus routes are 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 parking minimum for a single-family development is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current: “RM-6” allows a Single-family dwelling (detached, attached or townhouse), two-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 6,000 square feet and a minimum lot width of 15 feet, foster family home, public and private schools.

Proposed: “R-4” Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools. The “PUD” overlay provides 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not part of a regional center and is not within 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 subject 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 R-4” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Suburban Tier.” Staff recommends Approval. The Planning Commission recommendation is pending the December 16, 2020 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 request represents a downzoning from the mixed residential “RM-6” to the Single-Family district “R-4”.

3. Suitability as Presently Zoned:

The current “RM-6” zoning is appropriate for the property and surrounding area. The proposed “PUD R-4” would also be appropriate zoning for the surrounding land uses with proximity to major roadways. The PUD requires a site plan and typically a 20-foot perimeter setback. The applicant is requesting a reduced setback of 10-feet.

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-1.1 Consider innovative allowances in zoning amendments that promote a variety of housing types in the North Sector and embrace flexible standards, including, but not limited to: zero lot lines, clustering of development, and density bonuses as per the Sector Land Use Plan.

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.

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 subject property is 9.11 acres, which could reasonably accommodate single-family uses.

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.