



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-5719  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 10/16/2018  
**Title:** ZONING CASE # Z2018336 (Council District 8): A request for a change in zoning from "R-20 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District and "R-6 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District to "MXD MSAO-1 MLOD-1" Mixed Use Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District on 31.915 acres out of NCB 34727, NCB 34760, NCB 18333, located at 6940 Heuerman Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18097)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Zoning Case Z2018336  
(Associated Plan Amendment 18097)

**SUMMARY:**

**Current Zoning:** "R-20 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District and "R-6 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District

**Requested Zoning:** "MXD MSAO-1 MLOD-1" Mixed Use Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 16, 2018

**Case Manager:** Kayla Leal, Planner

**Property Owner:** TYL Holdings, LP

**Applicant:** TYL Holdings, LP

**Representative:** Brown & Ortiz, P.C.

**Location:** 6940 Heuermann Road

**Legal Description:** 31.915 acres out of NCB 34727, NCB 34760, and NCB18333

**Total Acreage:** 31.915

**Notices Mailed**

**Owners of Property within 200 feet:** 16

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

**Applicable Agencies:** Parks Department, Camp Bullis

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio on December 31, 1998 and zoned "Temporary R-1" Temporary Residential District, established by Ordinance 88824. The zoning changed to "R-8" Large Lot Home District on February 25, 1999, established by Ordinance 89324. Upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001), the current "R-20" Residential Single-Family District zoning converted from the previous "R-8" base zoning district and the current "R-6" Residential Single-Family District converted from the previous "Temporary R-1" Temporary Residential District.

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** L, C-2, R-20

**Current Land Uses:** Single-Family Residential

**Direction:** East

**Current Base Zoning:** MF-25

**Current Land Uses:** Single-Family Residential, Construction Contractor Facility, Roofing Company

**Direction:** South

**Current Base Zoning:** R-6, R-20

**Current Land Uses:** Multi-Family Residential

**Direction:** West

**Current Base Zoning:** R-6, R-20

**Current Land Uses:** Friedrich Park

**Overlay and Special District Information:**

"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.

**"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.

**Transportation**

**Thoroughfare:** Heuermann Road

**Existing Character:** Local Street

**Proposed Changes:** None known

**Thoroughfare:** Milsa Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None known

**Public Transit:** There are no nearby VIA bus routes.

**Traffic Impact:** A Traffic Impact Analysis (TIA) Report is required. The traffic generated by the proposed development does exceed threshold requirements.

**Parking Information:** The amount of parking will be dependent on each use within the subject property. Off-street parking facilities shall be provided in accordance with Table 526-3b: Parking in Nonresidential Use Districts. With the “MXD” base zoning district, there are options to reduce the minimum off-street parking requirements, per Section 35-341(g) in the Unified Development Code.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “R-20” base zoning district permits single-family dwellings (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. The “R-6” base zoning district permits single-family dwellings (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.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not located within a Regional Center nor 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 subject property is located within the North Sector Land Use Plan and is currently designated as “Rural Estate Tier” in the land use component of the plan. The requested “MXD” base zoning district is not consistent with the adopted land use designation. In addition to the zoning change request, the applicant is requesting a Plan Amendment to the North Sector Plan. The Plan Amendment request is to “Suburban Tier” which would permit the requested “MXD” base zoning district. Staff and Planning Commission recommend Approval.

**2. Adverse Impacts on Neighboring Lands:**

Staff has not found 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. The request is proposing commercial and residential uses on the subject property. The site plan displays multi-family uses on the eastern side of the property which is adjacent to an existing multi-family development. The commercial uses are proposed to be located on the corner of Heuermann Road and Milsa Drive.

**3. Suitability as Presently Zoned:**

The existing “R-20” base zoning district is appropriate for the surrounding area. It would permit single-family dwellings. The proposed use is primarily single-family residential with a reduced minimum lot size. It would also include other commercial and multi-family uses.

**4. Health, Safety and Welfare:**

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The proposed uses are consistent with uses in the surrounding area.

**5. Public Policy:**

The request does appear to conflict with any public policy objective. The North Sector Plan has the property designated “Rural Estate Tier” which is not consistent with the “MXD” Mixed Use District. The applicant is requesting a Plan Amendment in order to align the request with the Plan.

**6. Size of Tract:**

The 31.915 acre site is of sufficient size to accommodate the proposed mixed use development. There is currently a single-family home located on the subject property.

**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.