



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-7988

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 11/7/2019

**Title:** ZONING CASE Z-2019-10700240 (Council District 8): Ordinance amending the Zoning District Boundary from "PUD MF-25 GC-1 MLOD-1 MLR-1" Planned Unit Development Low Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "PUD MF-25 MLOD-1 MLR-1" Planned Unit Development Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "MF-33 GC-1 MLOD-1 MLR-1" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "MF-33 MLOD-1 MLR-1" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 7.101 acres out of NCB 34732, generally located southwest of the intersection of Aue Road and I-10 West Access Road. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Field Notes, 5. Ordinance 2019-11-07-0947

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Zoning Case Z-2019-10700240

**SUMMARY:**

**Current Zoning:** "PUD MF-25 GC-1 MLOD-1 MLR-1" Planned Unit Development Low Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "PUD MF-25 MLOD-1 MLR-1" Planned Unit Development Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

**Requested Zoning:** "MF-33 GC-1 MLOD-1 MLR-1" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "MF-33 MLOD-1 MLR-1" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 15, 2019

**Case Manager:** Michael Pepe, Planner

**Property Owner:** GKH Developments, Ltd

**Applicant:** GKH Developments, Ltd

**Representative:** Kaufman and Killen, Inc

**Location:** Generally located southeast of the intersection of Aue Road and I-10 West Access Road

**Legal Description:** 7.101 acres out of NCB 34732

**Total Acreage:** 7.101

**Notices Mailed**

**Owners of Property within 200 feet:** 7

**Registered Neighborhood Associations within 200 feet:** None.

**Applicable Agencies:** Texas Department of Transportation, Camp Bullis

**Property Details**

**Property History:** The subject property was annexed in December of 1998 (Ordinance 88824), and was originally zoned "Temp R-1" Temporary Single Family Residence District. In 1999, the property was rezoned to "P-1(R-1)" Planned Unit Development Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6 PUD" Residential Single-Family Planned Unit Development District. The property was zoned from "R-6 PUD" to "MF-25 PUD" Multifamily Planned Unit Development District by Ordinance 2014-02200126 on February 20, 2014.

**Topography:** The subject property is not located within the 100-year flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "R-6 PUD"

**Current Land Uses:** Greenbelt and Single-Family Dwellings

**Direction:** South

**Current Base Zoning:** "R-6 PUD"

**Current Land Uses:** Undeveloped Land and Leon Creek

**Direction:** South

**Current Base Zoning:** "R-6"

**Current Land Uses:** Undeveloped Land

**Direction:** North

**Current Base Zoning:** Outside City Limits

**Current Land Uses:** Single-Family Dwellings, Bar and Fire Station

**Overlay and Special District Information:**

"AHOD"

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an

airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.  
"GC-1"

The Hill Country Gateway Corridor District ("GC-1") provides site development standards for properties within 1,000 feet of Interstate 10 between UTSA Blvd and the northern City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

"PUD"

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.

### **Transportation**

**Thoroughfare:** Aue Road

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Dominion Drive

**Existing Character:** Private Street

**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 required.

**Parking Information:** The parking minimum for a multifamily dwelling is 1.5 spaces per unit.

**ISSUE:**

None.

### **ALTERNATIVES:**

**Current:** The present zoning district designation of "R-6 PUD" allows a 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:** "MF-33" Multifamily District allows multi-family dwellings, single-family dwellings (detached, attached or townhouse), two-family dwellings, three-family dwellings, four-family dwellings, row-house or zero-lot line dwellings, with a maximum density of 33 units per acre, assisted living homes, skilled nursing facilities, foster family homes, public and private schools.

### **FISCAL IMPACT:**

None.

### **Proximity to Regional Center/Premium Transit Corridor**

The property is not located within a Regional Center nor a Premium Transit Corridor.

## **RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (10-0) recommend Approval

**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 “General Urban Tier” in the future land use component of the plan. The requested “MF-33” base zoning district is consistent with the adopted land use designation.

### **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.

### **3. Suitability as Presently Zoned:**

The existing “MF-25 PUD” Multifamily base zoning is appropriate zonings for the surrounding area. The existing “PUD” allows the current property to be developed with more site plan flexibility within the development, while requiring more open space allotment around the perimeter. The proposed “MF-33” is also suitable to the area, which has nearby multifamily and high vehicular access.

### **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:

The characteristics of the General Urban Tier, which calls for “Residential uses in the General Urban Tier are typically medium to high density, including apartments, quadplexes, triplexes, duplexes, and townhomes”

HOU-1.2 Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector

HOU-2.1 Focus High Density Residential near activity centers.

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.

### **6. Size of Tract:**

The subject property is 7.101 acres, which would adequately support the multi-family use.

### **7. Other Factors:**

The applicant is rezoning to construct a multifamily development and to remove the “PUD” planned unit development designation. The proposed rezoning has the potential to allow up to 234 multi-family units.