



City of San Antonio

Agenda Memorandum

File Number:18-1234

Agenda Item Number: Z-45.

Agenda Date: 1/18/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2018013 ERZD

SUMMARY:

Current Zoning: "R-6 MLOD ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

Requested Zoning: "MF-18 MLOD ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 19, 2017. This case is continued from the December 5, 2017 Zoning hearing.

Case Manager: Nylihah Acosta

Property Owner: The Estate of Fritz Harold Brooks

Applicant: Mosaic Land Development

Representative: Brown & Ortiz, P.C.

Location: 14715 Babcock Road

Legal Description: 9.02 acres out of NCB 14865

Total Acreage: 9.02

Notices Mailed

Owners of Property within 200 feet: 47

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1971 and was zoned Temp “R-1” Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous Temp “R-1” converted to the current “R-6” Residential Single-Family Residence District.

Topography: The subject property is currently within the Edwards Recharge Zone.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6, C-2

Current Land Uses: Single-Family Residences, Apartments

Direction: East

Current Base Zoning: R-6

Current Land Uses: University of Texas San Antonio

Direction: South

Current Base Zoning: MF-33

Current Land Uses: Apartments

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

Overlay and Special District Information:

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: Babcock Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: University Row

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Old Cedar Boulevard

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 605 is directly in front of the subject property.

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

Parking Information: Multi-Family- Minimum Parking Spaces: 1.5 per unit. Maximum Parking Spaces: 2 per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. 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 are allowed on “R-6” zoned properties.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the UTSA Regional Center and is within a 1/3 of a mile within the Fredericksburg Premium Transit Corridor.

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend Approval.

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 West/Southwest Sector Plan, and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “MF-18” Low Density Multi-Family base zoning district is consistent with the future land use designation.

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 applicant is requesting the change to “MF-18” to allow for low density multi-family dwellings. The maximum number of units allowed at a density of eighteen (18) units per acre would be approximately 162 units.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is appropriate for the subject property’s location; however, a multi-family complex offers diverse housing options for nearby residents, and UTSA students.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The subject property and surrounding area are all within the Edwards Aquifer Recharge Zone and are subject to the “ERZD” Edwards Recharge Zone District, which restricts certain land uses in the interest of environmental sensitivity. Additionally, the area is within the “MLOD-1” Military Lighting Overlay District, which regulates outdoor lighting to minimize the effects of light-pollution on military training activities at Camp Bullis.

Approval of the zoning request will allow development to occur on a vacant parcel near a major corridor and regional center identified in the SA Tomorrow Comprehensive Plan. The proposed development will provide housing options for students and employees of the adjacent UTSA campus that is easily walkable or bikeable.

Relevant and Consistent Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.

GCF Goal 2: Priority growth areas attract jobs and residents.

GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

GCF Goal 7: Development practices that minimize, mitigate or avoid negative impacts on the city's natural resources, water supply, water quality, surface waterways and air quality.

GCF P1: Incentivize the development of housing and employment uses in the city's priority growth areas.

H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

H Goal 5: High-density housing choices are available within the city's 13 regional centers and along its arterial and transit corridors.

H P11: Encourage and incentivize new housing development projects to provide a mixture of housing types, sizes and prices.

H P30: Ensure infill development is compatible with existing neighborhoods.

M P13: Continue to enforce the City's Dark Skies Ordinance around Camp Bullis to address unnecessary light pollution, uplift, and glare from new construction or the revision/replacement of existing lighting.

6. Size of Tract:

The subject property totals 9.02 acres in size, which reasonably accommodates the uses permitted in "MF-18" Low Density Multi-Family District.

7. Other Factors:

Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 2 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 50% on the site. Reference SAWS report dated November 14, 2017.

The applicant was originally requesting "MF-33," but amended their request to "MF-18." The Zoning Commission recommended an eight foot (8') fence along the perimeter of the property where the "MF-18" was adjacent to residentially zoned properties. The applicant was agreeable to the recommendation.