# City of San Antonio

## Agenda Memorandum

**File Number:** 19-5505

**Agenda Item Number:** 9.

**Agenda Date:** 8/6/2019

**In Control:** Zoning Commission

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**
Zoning Case Z-2019-10700139

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

**Requested Zoning:** "PUD MF-18 MLOD-1 MLR-1 MSAO-1" Planned Unit Development Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Camp Bullis Military Sound Attenuation Overlay District with a reduced perimeter setback of 10 feet

**BACKGROUND INFORMATION:**
**Zoning Commission Hearing Date:** August 6, 2019.

**Case Manager:** Patricia Franco, Planner

**Property Owner:** Walter St. James Residuary Trust (c/o Barbara St. James Muenchow)

**Applicant:** Walter St. James Residuary Trust (c/o Barbara St. James Muenchow)

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

**Location:** 21394 Milsa Drive and 21622 Milsa Drive

**Legal Description:** Lots 30, 31, 32, 33 and 34, NCB 35733

**Total Acreage:** 5.150

**Notices Mailed**
**Owners of Property within 200 feet:** 14

**Registered Neighborhood Associations within 200 feet:** Friends of San Antonio Natural Areas Neighborhood Association
**Applicable Agencies:** Camp Bullis

**Property Details**
**Property History:** The property was annexed by the City of San Antonio on December 31, 1998 by Ordinance 88824 and was originally zoned Temporary "A". The property converted to the current "R-6" Single-Family Residential District following the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

**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:** "MF-33"
**Current Land Uses:** Four story apartments

**Direction:** South
**Current Base Zoning:** "R-20"
**Current Land Uses:** Residential Single-Family

**Direction:** East
**Current Base Zoning:** "MF-18"
**Current Land Uses:** Four story apartments

**Direction:** West
**Current Base Zoning:** "R-20"
**Current Land Uses:** Single-Family residential homes and a public park

**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:** Milsa Drive
**Existing Character:** Local, Secondary Arterial A
**Proposed Changes:** None

**Public Transit:** VIA bus routes are not within walking distance of the subject property.
**Routes Served:** N/A

**Traffic Impact:** A TIA will not be required. Milsa is identified on the City's Major Thoroughfare Plan as a Secondary Arterial Type A (86' ROW). ROW dedication may be required.

**Parking Information:** The minimum parking requirement for Multi-Family is 1.5 spaces per unit

**ISSUE:**
None.

**ALTERNATIVES:**
Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "R-6". Low-Density Residential uses include single-family houses on individual lots. The "R-6" Residential Single-Family District allows for a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, nursery (1-acre minimum), public and private schools.

**FISCAL IMPACT:**
None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**
The subject property is not within a Regional Center and is not located within ½ mile of a Premium Transit Corridor.

**RECOMMENDATION:**
**Staff Analysis and Recommendation:** Staff recommends 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 "Suburban Tier" in the future land use component of the plan. The requested "PUD MF-18" base zoning district is consistent with the future land use designation.

**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.

**3. Suitability as Presently Zoned:**
The current "R-6" Single Family Residential District is an appropriate zoning for the property and surrounding area. The proposed "PUD MF-18" Planned Unit Development Multi-Family District is appropriate for the area.

**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-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.

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 5.150 acres, which could reasonably accommodate a residential subdivision.

**7. Other Factors:**
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 applicant is asking for approval with a reduced perimeter setback of 10 feet.

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.

This zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.