



# City of San Antonio

## Agenda Memorandum

**File Number:**19-6793

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**Agenda Item Number:** Z-25.

**Agenda Date:** 9/19/2019

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Zoning Case Z-2019-10700164

(Associated Plan Amendment PA-2019-11600044)

**SUMMARY:**

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

**Requested Zoning:** "MF-18 MLOD-1 MSAO-1 MLR-1" Limited Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 3, 2019

**Case Manager:** Michael Pepe, Planner

**Property Owner:** Plains Capital Bank

**Applicant:** Warner Land Advisors, LP

**Representative:** Kaufman and Killen, Inc

**Location:** 7580 Luskey Boulevard

**Legal Description:** 18.66 acres out of NCB 18333

**Total Acreage:** 18.66 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 22

**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.

**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"

**Current Land Uses:** Single Family Dwelling, Natural

**Direction:** West

**Current Base Zoning:** "C-2", "MF-18"

**Current Land Uses:** Multifamily

**Direction:** South

**Current Base Zoning:** "MF-18", "RE"

**Current Land Uses:** Multifamily, Single Family Dwelling

### **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.

### **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 multifamily development is 1 space per unit.

**ISSUE:**

None.

### **ALTERNATIVES:**

**Current:** The present zoning district designation of "R-6" Residential Single Family allows 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-18” Limited Density Multifamily Districts allow Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 18 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

**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 and Zoning Commission (9-0) recommend 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 “MF-18” 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 September 11, 2019 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.

**3. Suitability as Presently Zoned:**

The current “R-6” zoning is appropriate for the property and surrounding area. The proposed “MF-18” would also be appropriate zoning for the surrounding zoning and land uses. It allows more density and additional housing options.

**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 18.66 acres, which could reasonably accommodate multifamily 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 Applicant is proposing 300 residential units, which is less than the maximum permitted density of “MF-18” Limited Density Multifamily.