



City of San Antonio

Agenda Memorandum

File Number:20-5076

Agenda Item Number: Z-12.

Agenda Date: 9/3/2020

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT: Zoning Case Z2020-10700095 CD ERZD

SUMMARY:

Current Zoning: "R-6 MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

Requested Zoning: "R-6 CD MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Conditional Use for an Assisted Living Facility up to 12 Residents

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 4, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: Ben Negru

Applicant: Jimmy Caldwell

Representative: Jimmy Caldwell

Location: 7023 West Hausman Road

Legal Description: Lot 21, Block 12, NCB 14752

Total Acreage: 0.44 acres

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis, San Antonio Water System

Property Details

Property History: The subject property was annexed into the city by Ordinance 39169, dated February 25, 1971 and was originally zoned Temporary “R-1” Single Family Residence District. The previous “R-1” district converted to the current “R-6” Single-Family Residential District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 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: Single-family dwellings

Direction: East

Current Base Zoning: “R-6”

Current Land Uses: Single-family dwellings

Direction: South

Current Base Zoning: “R-6” and “MF-33”

Current Land Uses: Vacant, service center

Direction: West

Current Base Zoning: “RM-4,” “RM-4 PUD” and “R-6”

Current Land Uses: Single-family dwellings, vacant

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.

"ERZD"

All surrounding properties carry the "ERZD" Edwards Recharge Zone District. The "ERZD" does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of San Antonio Code of Ordinances, the San Antonio Water System (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the “ERZD”.

Transportation

Thoroughfare: Hausman Road

Existing Character: Secondary Arterial A

Proposed Changes: None

Thoroughfare: Roadrunner Way

Existing Character: Local

Proposed Changes: None

Public Transit: There is one VIA bus route within walking distance of the subject property.

Route: 605

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 minimum parking requirement for an assisted living facility is 0.3 spaces per resident plus 1 space for each employee.

ISSUE: None.

ALTERNATIVES:

Current: The current “R-6” Residential Single-Family District provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

Proposed: The proposed “R-6” Residential Single-Family District provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character. The “CD” would allow for consideration of an assisted living facility up to 12 residents.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within a regional center and a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) 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 UTSA Area Regional Center Plan and is currently designated as “Low Density Residential.” The requested “R-6” 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. The base zoning district, “R-6,” will remain the same. The property, located at an intersection of two streets, fronts a major arterial. This location is appropriate for a more intense use.

3. Suitability as Presently Zoned:

The current "R-6" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “R-6 CD” maintains the base district and allows for consideration of an Assisted Living Facility up to 16 residents.

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 UTSA Area Regional Center Plan:

Goal 1- Support diverse, affordable, and abundant housing options with an emphasis on mixed-use development that is safe, comfortable, and attractive...

Goal 2- Maintain and enhance the character and appeal of established residential neighborhoods within the UTSA Area with attractive streetscapes and compatible development and design.

Goal 8- Promote and encourage compatible land uses in close proximity to Camp Bullis.

6. Size of Tract:

The subject property is 0.44 acres, which could reasonably accommodate an assisted living facility up to 12 residents.

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.

SAWS staff recommends approval of the zoning request, noting that the impervious cover limitation is already established on the site. Reference SAWS report dated June 18, 2020.

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The following conditions shall apply to the operation of nonresidential uses permitted within any residential district, unless otherwise approved by the City Council:

A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.

B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.

C. Business hours operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.