



City of San Antonio

Agenda Memorandum

Agenda Date: December 5, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

ZONING CASE Z-2024-10700231

(Associated Plan Amendment PA-2024-11600070)

SUMMARY:

Current Zoning: "R-20 MLOD-1 MLR-1 MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District, "R-6 MLOD-1 MLR-1 MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District, "NC MLOD-1 MLR-1 MSAO-1 AHOD" Neighborhood Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District, and "C-1 MLOD-1 MLR-1 MSAO-1 AHOD" Light Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District

Requested Zoning: to "MF-18 MLOD-1 MLR-1 MSAO-1 AHOD" Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Military Sound Attenuation Overlay Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 5, 2024. This item was continued from the October 15, 2024 hearing.

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Episcopal Church Corporation in West Texas

Applicant: Episcopal Church Corporation in West Texas

Representative: Brown & McDonald PLLC

Location: generally located in the 6000 block of Camp Bullis Road.

Legal Description: 24.3 acres out of NCB 35936

Total Acreage: 24.3 acres

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Camp Bullis, Planning Department, Parks and Recreation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 88824, dated December 30, 1998, and zoned “MI-1” Mixed Light Industrial District. The property was rezoned by Ordinance 89324, dated February 25, 1999, to “R-1” Single-Family Residence District and “R-8” Large Lot Residence District. The property was rezoned by Ordinance 90548, dated September 23, 1999, to “B-1” Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “R-1” Single-Family Residence District converted to the current “R-6” Single-Family Residential District, the property zoned “R-8” Large-Lot Residence District converted to the current “R-20” Residential Single-Family District, and the property zoned “B-1” Business District converted to the current “C-1” Light Commercial District. A portion of the property was rezoned by Ordinance 98082, dated August 28, 2003, to “NC” Neighborhood Commercial District.

Code & Permitting Details: There is no code enforcement of permitting history for the subject property.

Topography: A portion of the subject property is located within the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-6” “R-20”

Current Land Uses: Single-Family Dwellings, Baseball Fields

Direction: South

Current Base Zoning: “C-2 CD,” “C-3 CD,” “C-2 NA,” “MPCD”

Current Land Uses: Landscaping Company, Lumber Store, Stable

Direction: East

Current Base Zoning: “R-20,” “O-1,” “O-2 S”

Current Land Uses: Salon, Boxing Gym, School, Real Estate Developer

Direction: West

Current Base Zoning: “R-6,” “R-20,” “C-2 CD,” “C-3 CD”

Current Land Uses: Cabinet Maker, Landscape Lighting Designer, Single-Family Dwellings

Overlay District Information:

The "MLOD-1" Camp Bullis Military Lighting Overlay District 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.

The "MSAO-1" Camp Bullis Military Sound Attenuation Overlay District 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.

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

N/A

Transportation

Thoroughfare: Camp Bullis Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known.

Thoroughfare: Carrie Louise Street

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Tejas Trail West

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Interstate Highway 10

Existing Character: Interstate Highway

Proposed Changes: None known.

Public Transit: There are no VIA bus routes within a ½ mile of the subject property.

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for multi-family is 1.5 vehicle spaces per unit and the maximum parking requirement is 2 vehicle spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-Family District permits 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.

“R-20” Residential Single-Family District permits single-family dwelling (detached) with a minimum lot size of 20,000 square feet and a minimum lot width of 90 feet, accessory dwelling, foster family home, public and private schools.

“NC” Neighborhood Commercial provides small areas for offices, professional services, service and storefront retail uses; all designed in scale with surrounding residential development. Building size is limited to 3,000 square feet. Examples of permitted uses: animal and pet services, fitness/health club, antique store, apparel and accessory store, bookstore, bakery, florist, gift shop, professional offices, music store, convenience store, and restaurant.

“C-1” Light Commercial Districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining.

Proposed Zoning: “MF-18” Limited Density Multi-Family District permits 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:

Subject property is not located within a Regional Center or within ½ a mile from a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is located within the North Sector Plan, adopted in August 2010, and is currently designated as “Country 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 and Planning Commission recommend Approval.
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 proposed use is consistent with the established development pattern of the surrounding area. Surrounding properties are “R-6” Residential Single-Family District, “R-20” “R-6” Residential Single-Family District “C-2 CD” Commercial District, “C-3 CD” General Commercial District, “C-2 NA” Commercial Non-Alcoholic Sales District, “MPCD” Master Plan Community District, “O-1” Office District, and “O-2 S” High-Rise Office District.
3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District, “R-20” Residential Single-Family District, “NC” Neighborhood Commercial District, and “C-1” Light Commercial District are appropriate zonings for the property and surrounding area. The proposed “MF-18” Limited Density Multi-Family District is also an appropriate zoning for the property and surrounding area. The proposed “MF-18” would provide a buffer between the single-family residential uses to the north from the commercial uses to the south. Introducing multi-family residential zoning also provides a wider range of housing variety to the area. The land use also supports the Strategic Housing Implementation Plan which encourages additional housing for the growing San Antonio population at all income levels.
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 request does not appear to conflict with any public policy objectives of the SA Tomorrow Comprehensive Plan. Relevant Goals and Policies of the 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.
 - **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 P18:** Encourage housing to be built with, near or adjacent to retail uses.

The request does not appear to conflict with any public policy objectives of the North Sector Plan. Relevant Goals and Policies of the Plan may include:

- **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.
- **Goal HOU-2** High density housing is developed near post-secondary education facilities, principal and arterial transportation routes, and major employment areas. **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.
- **MC-3.4** Continue to enforce the Military Lighting Overlay District (MLOD) such that future development includes provisions for the design of outdoor light fixtures to be directed / shielded downward and screened to avoid nighttime lighting spillover effects on adjacent land uses and nighttime sky conditions.

6. **Size of Tract:** The 24.3-acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The property is proposed for development of multifamily uses that shall not exceed 18 units per acre. At 24.3 acres, there could potentially be development of 437 units.

For properties zoned “RM” or “MF” that abut lots zoned residential or are developed with a single family use, the height is restricted to the maximum height of the single family district within 50 feet of the property line.

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The proposed rezoning is seeking additional density for use as residential dwelling units. A rezoning application does not allow Short Term Rentals (STRs) as a use by right. Any applicant seeking to operate an STR must follow the appropriate City and Unified Development Code (UDC) processes and is required to apply and qualify for STR permit(s) through those processes. Short Term Rentals are governed by the UDC Section 16.1100. Also see Section 35-374.01 for STR density limitations, Section 35-399 for establishment regulations, and Section 35-482 for procedures regarding consideration of special exceptions.