



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 21, 2024

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 9

**SUBJECT:**

ZONING CASE Z-2024-10700181 ERZD

**SUMMARY:**

**Current Zoning:** "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "C-3 S MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for an Animal Clinic, Automobile Parts Sales Facility, Paint and Wallpaper Store with retail and wholesale sales, Print Shop, and Blueprinting/Photostatting Facility

**Requested Zoning:** "MF-33 MLOD-1 MLR-2 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 15, 2024

**Case Manager:** Samantha, Benavides, Zoning Planner

**Property Owner:** Summit Hospitality V, LLC

**Applicant:** Santikos Legacy, LLC

**Representative:** Killen, Griffin, & Farrimond, PLLC

**Location:** Generally located in the 1900 Block of East Sonterra Boulevard

**Legal Description:** Lots 5-7, Block 5, NCB 15671

**Total Acreage:** 10.281 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 18

**Registered Neighborhood Associations within 200 feet:** N/A

**Applicable Agencies:** Camp Bullis, SAWS, Planning Department, Public Works

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 59765, dated December 30, 1984, and zoned "B-3" Business District. A portion of the property was rezoned by Ordinance 92298, dated August 10, 2000, to "B-3 CC" Business District with a Special City Council approval for an Animal Clinic, Automobile Parts Sales Facility, Paint and Wallpaper Store with retail and wholesale sales, Print Shop, and Blueprinting/ Photostatting Facility. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "B-3" Business District converted to the current "C-3" General Commercial District and the property zoned "B-3 CC" Business District converted to the current "C-3 S" General Commercial District with a Specific Use Authorization for an Animal Clinic, Automobile Parts Sales Facility, Paint and Wallpaper Store with retail and wholesale sales, Print Shop, and Blueprinting/Photostatting Facility.

**Code & Permitting Details:**

There is no code enforcement or permitting history for the subject property.

**Topography:** A portion of subject property is located with the 100-Year Flood Plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "C-3", "MF-33"

**Current Land Uses:** Vacant

**Direction:** East

**Current Base Zoning:** "R-6", "C-2"

**Current Land Uses:** Vacant

**Direction:** South

**Current Base Zoning:** ""C-3" S, "C-3"

**Current Land Uses:** Shopping Center

**Direction:** West

**Current Base Zoning:** "MF-65 S", "MF-50"

**Current Land Uses:** Vacant, Apartments

**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 "ERZD" Edwards Recharge Zone District 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".

**Special District Information:**

N/A

**Transportation**

**Thoroughfare:** East Sonterra Boulevard

**Existing Character:** Local Secondary Arterial A

**Proposed Changes:** None Known

**Public Transit:** There is no public transit within walking distance of the subject property.

**Routes Served:** None

**Traffic Impact:** A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

**Parking Information:** The minimum parking requirement for multi-family uses is 1.5 spaces per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: "C-3" General Commercial Districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

"C-3 S" General Commercial Districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of

permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

The "S" Specific Use Authorization is for an Animal Clinic, Automobile Parts Sales Facility, Paint and Wallpaper Store with retail and wholesale sales, Print Shop, and Blueprinting/Photostatting Facility.

Proposed Zoning: "MF-33" Multi-Family District permits any uses permitted in MF-33 with a maximum density of 33 units per acre.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is located within the Stone Oak Regional Center but not within ½ a mile from a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff, SAWS, and Zoning Commission recommend Approval.

SAWS recommends no more than 60% impervious cover.

**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 2010 , and is currently designated as “Regional Center” in the future land use component of the plan. The requested “MF-33” 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. The proposed use is consistent with the established development pattern of the surrounding area. Surrounding properties are zoned "R-6" Residential Single-Family District, "MF-33", "MF-50", and "MF-65" Multi-Family Districts.
3. **Suitability as Presently Zoned:** The existing "C-3" General Commercial District and "C-3 S" General Commercial District with a Specific Use Authorization for an Animal Clinic, Automobile Parts Sales Facility, Paint and Wallpaper Store with retail and wholesale sales, Print Shop, and Blueprinting/Photostatting Facility is an appropriate zoning for the property and surrounding area. The proposed "'MF-33" Multi-Family District is also appropriate. The request to rezone is to permit the development of multi-family residences. There is multi-

family zoning of the same density within proximity, and the property is appropriately located along a local secondary arterial that can accommodate traffic. Additionally, the request for "MF-33" would be a downzone from the current zoning. Furthermore, the proposed zoning is consistent with the goals of the Strategic Housing Implementation Plan which encourages the development of alternate housing types to accommodate the city's growing 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. Relevant goals and policies of the Comprehensive Plan may include:
  - GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.
  - GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.
  - H P30: Ensure infill development is compatible with existing neighborhoods.

Relevant Goals and Policies of the North Sector Plan may include:

- Goal HOU-1: Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.
  - 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.
  - Goal HOU-2: High density housing is developed near post-secondary education facilities, principal and arterial transportation routes, and major employment areas. - 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.
  - Goal LU-3: Higher density/intensity tiers are recommended adjacent or proximate to activity centers.
6. **Size of Tract:** The 10.281-acre site is of sufficient size to accommodate the proposed multi-family development.
  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 Military has indicated that there are no objections to this request.

The property is proposed for development of multifamily uses that shall not exceed 33 units per acre. At 10.281 acres, there could potentially be development of 339 units. The applicant is proposing to build approximately 90 units.

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.

Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 1 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 60% on the site. Reference SAWS report dated September 26, 2024.