



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** March 4, 2025

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**  
ZONING CASE Z-2025-10700018

**SUMMARY:**

**Current Zoning:** "C-2NA MLOD-1 MLR-1 MSAO-1 AHOD" Commercial Nonalcoholic Sales  
Camp Bullis Military Lighting Overlay Military Lighting Region 1 Camp Bullis Military Sound  
Attenuation Overlay Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 4, 2025

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

**Property Owner:** AMPT Investments, LLC by Mark Marlow

**Applicant:** AMPT Investments, LLC by Mark Marlow

**Representative:** Brown & McDonald, PLLC

**Location:** 20215 West Tejas Trail

**Legal Description:** Lot 3, Block 29, NCB 16385,

**Total Acreage:** 0.87 acres

### **Notices Mailed**

**Owners of Property within 200 feet:** 13

**Registered Neighborhood Associations within 200 feet:** Riot Commons Community Organization

**City-Wide Community Organizations:** Women in Film & Television San Antonio, Lifeline Overeaters Anonymous

**Applicable Agencies:** Camp Bullis, Planning Department

### **Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 88824, dated December 30, 1998, and was originally zoned Temporary "R-1" Single Family Residence District. The property was rezoned by Ordinance 89324, dated February 12, 1999, to "R-8" Large Lot Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-8" Large Lot Residence District converted to "R-20" Residential Single-Family District. The property was rezoned by Ordinance 98082, dated August 28, 2003, to "NC" Neighborhood Commercial District. The property was rezoned by Ordinance 2023-12-07-0950, dated December 7, 2023, to the current "C-2NA" Commercial Nonalcoholic Sales District.

### **Code & Permitting Details:**

Minor Plat (LAND-PLAT-24-11800049) January 2024

Change of Zoning (ZONING-Z-2023-10700228) August 2023

Plan Amendment (ZONING-PA-2023-11600063) August 2023

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

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

**Current Land Uses:** Offices, Vacant

**Direction:** East

**Current Base Zoning:** "O-2 S"

**Current Land Uses:** School

**Direction:** South

**Current Base Zoning:** "MPCD"

**Current Land Uses:** Vacant, Offices, Boxing Gym

**Direction:** West

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

**Current Land Uses:** Vacant

**Overlay District Information:**

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.

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.

**"MSAO-1"**

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.

**Special District Information:**

None

**Transportation**

**Thoroughfare:** West Tejas Trail

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Camp Bullis Road

**Existing Character:** Local Secondary Arterial A

**Proposed Changes:** None Known

**Public Transit:** There are no VIA bus routes within a ½ mile 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 is 1.5 spaces per unit.

**ISSUE:**

None

**ALTERNATIVES:**

Current Zoning: "C-2NA" Commercial Nonalcoholic Sales Districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

Proposed Zoning: "MF-18" Limited Density Multi-Family District allows a 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 CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:**

Subject property is not located within a Regional Center or within ½ a mile from the 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 approval criteria below.

1. **Consistency:** The subject property is located within the North Sector Plan, adopted in 2010, and is currently designated as "Suburban Tier" in the future land use component of the plan. The requested "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. The proposed use is consistent with the established development pattern of the surrounding area. Surrounding properties are zoned "C-2NA" Commercial Nonalcoholic Sales District, "MF-18" Limited Density Multi-Family District, and "O-2 S" High-Rise Office District with a Specific Use for a Daycare Center.
3. **Suitability as Presently Zoned:** The existing "C-2NA" Commercial Nonalcoholic Sales District is an appropriate zoning for the property and surrounding area. The proposed "MF-18" Limited Density Multi-Family District is also appropriate. The surrounding area is comprised of other multi-family uses and zones making the proposal consistent with what is present in the area. Additionally, the property has access off of Camp Bullis Road, a Secondary Arterial, capable of handling traffic produced by a multi-family development. The proposed zoning is also 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 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 / nonresidential (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 0.87-acre site is of sufficient size to accommodate the proposed residential 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, JB SA 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 18 units per acre. At 0.87 acres, there could potentially be a development of 16 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.