



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** October 20, 2022

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 9

**SUBJECT:**  
ZONING CASE Z-2022-10700174 ERZD

**SUMMARY:**

**Current Zoning:** "C-3 GC-3 MLOD-1 MLR-2 ERZD" General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

**Requested Zoning:** "MF-18 GC-3 MLOD-1 MLR-2 ERZD" Limited Density Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "MF-18 MLOD-1 MLR-2 ERZD" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 20, 2022

**Case Manager:** Mirko A. Maravi, Principal Planner

**Property Owner:** HEB, LP

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

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

**Location:** Generally located in the 2100-2200 block of Summer Glen Way

**Legal Description:** 19.37 acres of CB 4926

**Total Acreage:** 19.37

**Notices Mailed**

**Owners of Property within 200 feet:** 11

**Registered Neighborhood Associations within 200 feet:** NA

**Applicable Agencies:** Camp Bullis, Parks Department, San Antonio Water Systems (SAWS), Planning Department

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 2016-12-01-0899, dated December 1, 2016, and received a zoning of the current "C-3" General Commercial District by Ordinance 2016-12-01-0902, dated December 1, 2016.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "MXD"

**Current Land Uses:** Vacant

**Direction:** South

**Current Base Zoning:** OCL

**Current Land Uses:** School

**Direction:** East

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

**Current Land Uses:** Vacant

**Direction:** West

**Current Base Zoning:** OCL

**Current Land Uses:** Single-Family Dwellings

**Overlay District Information:**

The US 281 Gateway Corridor District ("GC-3") provides site development standards for properties within 4,000 feet along the US 281 north right-of-way. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department. 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:** Summer Glen Way

**Existing Character:** Local

**Proposed Changes:** None known

**Thoroughfare:** Wilderness Oaks

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None known

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

**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 for multi-family 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.

Proposed Zoning: “MF-18” Limited Density Multi-Family allows multi-family development at a maximum of 18 units per acre.

**FISCAL IMPACT:**

None.

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

The property is within the Stone Oak Regional Center but not within the Premium Transit Corridor.

**RECOMMENDATION:**

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

SAWS recommends no more than 50% impervious cover on the subject property.

**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 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.
3. **Suitability as Presently Zoned:** The existing "C-3" General Commercial District is not an appropriate zoning for the property and surrounding area. It is not consistent with the "Suburban Tier" land use. The proposed "MF-18" Limited Density Multi-Family is appropriate and provides a buffer and transition between the existing "C-3" General Commercial uses and zoning to the east of the subject property along US Highway 281 N and the residential development to the west outside the City Limits.
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 North Sector Plan. Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers and primary transit corridors to determine areas that could be converted to residential or mixed-use.

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 P18: Encourage housing to be built with, near or adjacent to retail uses.

6. **Size of Tract:** The 19.37 acre site is of sufficient size to accommodate the proposed multi-family development.
7. **Other Factors:** Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 2 property. SAWS staff recommends approval of the zoning

request, provided that the impervious cover shall not exceed 50% on the site. Reference SAWS report dated August 26, 2022.

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 applicant is requesting a rezoning for a multi-family development. Based on 19.37 acres and a density of 18 units per acre this is a maximum density of approximately 349 units.