



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** March 2, 2023

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

ZONING CASE Z-2022-10700213

**SUMMARY:**

**Current Zoning:** “C-3 R MLOD-1 MLR-2” General Commercial Restrictive Alcoholic Sales  
Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

**Requested Zoning:** “PUD MF-18 MLOD-1 MLR-2” Planned Unit Development Limited Density  
Multi-Family Military Lighting Overlay Military Lighting Region 2 District with Reduced  
Perimeter Setback of 10 feet

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 20, 2022. This item was continued from the  
September 6, 2022 hearing.

**Case Manager:** Elizabeth Steward, Planner

**Property Owner:** Winwood17, LC

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

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

**Location:** Generally Located in the 4000 Block of Woodstone Drive

**Legal Description:** Lot 8, Block 2, NCB 16094

**Total Acreage:** 4.2

**Notices Mailed**

**Owners of Property within 200 feet:** 6

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

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

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 41428, dated December 25, 1972 and zoned "B-2" Business District. The property was rezoned by Ordinance 53003, dated November 3, 1980 to "B-3 R" Restrictive Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3 R" Business District converted to the current "C-3 R" General Commercial Restrictive Alcoholic Sales District.

**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:** C-3 R

**Current Land Uses:** Motor Vehicle Sales

**Direction:** South

**Current Base Zoning:** C-3

**Current Land Uses:** Shopping Center

**Direction:** East

**Current Base Zoning:** MF-33

**Current Land Uses:** Apartment Complex

**Direction:** West

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

**Current Land Uses:** Best Western Hotel

**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.

**Special District Information:** N/A.

**Transportation**

**Thoroughfare:** Woodstone Drive

**Existing Character:** Local

**Proposed Changes:** None known

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

**Traffic Impact:** The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502\*\* A TIA Report is not required.

**Parking Information:** The minimum parking for Multi Family dwellings with a maximum density of 20 units per acre is 1.5 spaces per unit

**ISSUE:**  
None.

**ALTERNATIVES:**

Current Zoning: “C-3R” General Commercial Restrictive Alcoholic Sales districts are identical to C-3 districts except that the sale of alcoholic beverages for on-premises consumption is prohibited.

Proposed Zoning: “MF-18” Limited Density Multi-Family Districts allow 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. Planned Unit Developments are to provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties.

Planned Unit developments have a 20-foot perimeter setback, the applicant has requested as reduced perimeter setback of 10 feet.

**FISCAL IMPACT:**  
None.

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

Subject property is located with the Far North Regional Center and within ½ a mile from the Fredericksburg 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 and is currently designated as “Mixed use Center” in the future land use component of the plan. The requested “PUD 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 R” General Commercial Restrictive Alcohol Sales District is an appropriate zoning for the property and surrounding area. The requested “PUD MF-18” Planned Unit Development Limited Density Multi-Family is also an appropriate zoning for the property and surrounding area and allows for diverse housing types while keeping the character of the area. Further, the allowance of more housing supports the Strategic Housing Implementation Plan. The proposed “PUD MF-18” is also constitutes a downzoning from a fairly intense commercial district.
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.
  - Goal HOU-1 Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.
  - HOU-1.1 Consider innovative allowances in zoning amendments that promote a variety of housing types in the North Sector and embrace flexible standards, including, but not limited to: zero lot lines, clustering of development, and density bonuses as per the Sector Land Use Plan.
  - Goal HOU-2 High density housing is developed near post secondary education facilities, principal and arterial transportation routes, and major employment areas.
6. **Size of Tract:** The 4.2 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, 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 18 units per acre. At 4.2 acres, there could potentially be development of 75 units. The applicant is requesting to build 42 units.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential uses. The Site Plan indicates the building of 42 units. Planned Unit Developments require a 20-foot perimeter setback. The applicant is requesting a decreased perimeter setback of 10-feet.