

5. (Continued from 10/03/2023) ZONING CASE Z-2023-10700228 (Council District 8): A request for a change in zoning from "NC MSAO-1 MLOD-1 MLR-1 AHOD" Neighborhood Commercial Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MSAO-1 MLOD-1 MLR-1 AHOD" Commercial Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 2.432 acres out of NCB 35936, located at 20215 West Tejas Trail. Staff recommends Approval. (Associated Plan Amendment PA-2023-11600063) (Ann Benavidez, Zoning Planner, (210) 207-8208, [ann.benavidez@sanantonio.gov](mailto:ann.benavidez@sanantonio.gov), Development Services Department)



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 7, 2023

**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-2023-10700228

(Associated Plan Amendment PA-2023-11600063)

**SUMMARY:**

**Current Zoning:** "NC MSAO-1 MLOD-1 MLR-1 AHOD" Neighborhood Commercial Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 7, 2023. This case was continued at the October 3, 2023 hearing.

**Case Manager:** Ann Benavidez, Zoning Planner

**Property Owner:** AMPT Investments, LLC

**Applicant:** Tom Tucker

**Representative:** Tom Tucker

**Location:** 20215 Tejas Trail West

**Legal Description:** 2.432 acres out of NCB 35936, save and except 0.264 acres

**Total Acreage:** 2.432 acres

**Notices Mailed**

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

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

**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 the current "NC" Neighborhood Commercial District.

**Code & Permitting Details**

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

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "R-20"

**Current Land Uses:** Residential Dwelling

**Direction:** South

**Current Base Zoning:** "MPCD"

**Current Land Uses:** Vacant

**Direction:** East

**Current Base Zoning:** "O-2 S" Specific Use for Daycare Center

**Current Land Uses:** Residential Dwelling, School

**Direction:** West

**Current Base Zoning:** "R-6" "C-1"

**Current Land Uses:** Vacant, Residential Dwelling, Custom cabinetry business

**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.

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:**

No special district information.

**Transportation**

**Thoroughfare:** West Tejas Trail

**Existing Character:** Local Street

**Proposed Changes:** None known

**Thoroughfare:** Camp Bullis Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None known

**Public Transit:** There are no VIA bus routes in proximity to the subject property.

**Routes Served:** NA

**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 a professional office is 1 parking space per 300 sq/ft of gross floor area.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: "NC" Neighborhood Commercial District 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.

Proposed Zoning: "C-2" Commercial Districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

**FISCAL IMPACT:**

None.

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

The subject property is not located within a Regional Center or within a ½ mile of a 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.

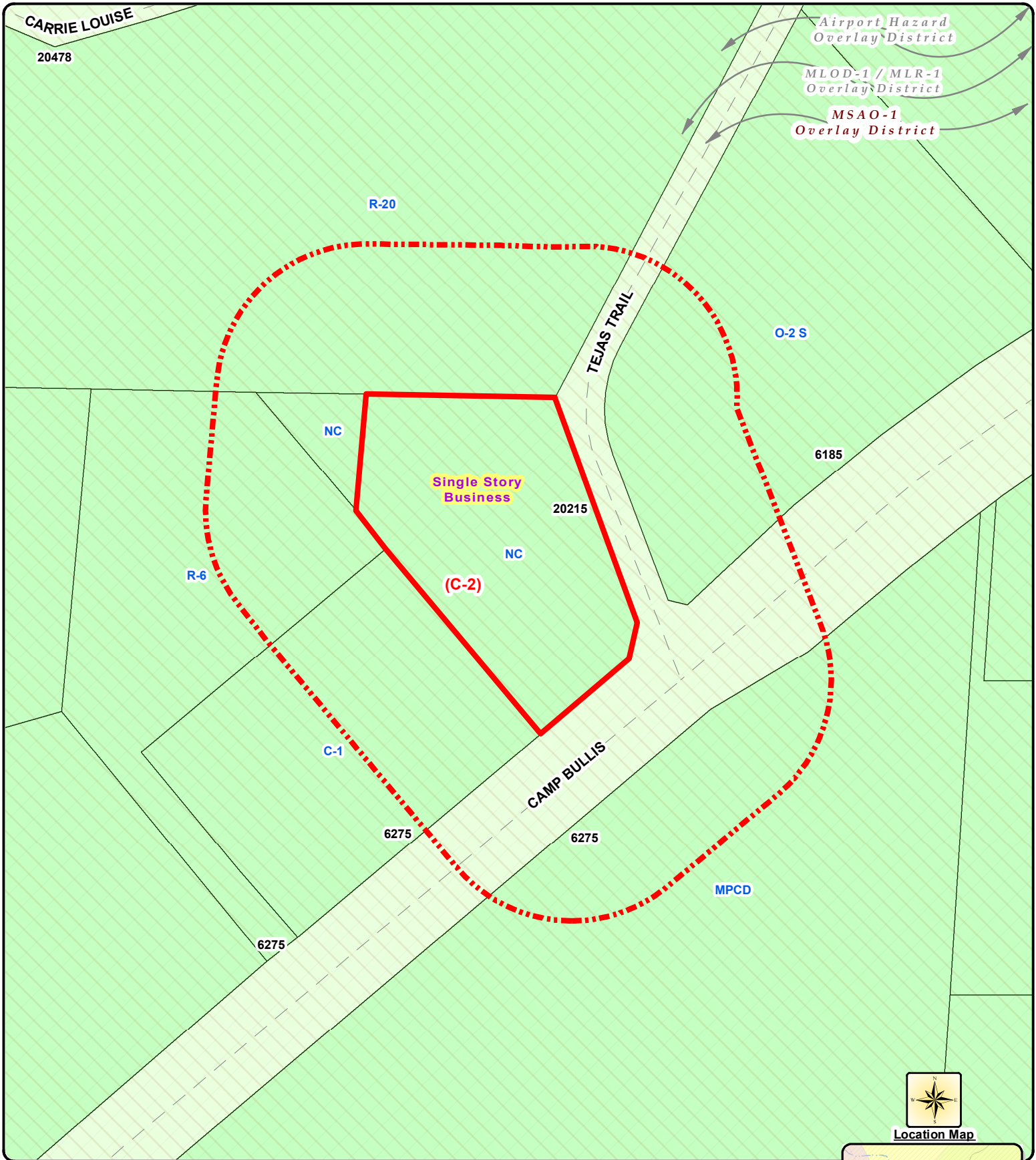
1. **Consistency:** The subject property is located within the North Sector Plan, adopted in August 2010, and is currently designated as “Country Tier” in the future land use component of the plan. The requested “C-2” base zoning district is not consistent with the future land use designation. The applicant 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 property is in an area that accommodates a mix of low-intensity commercial uses as well as some residential uses; the proposed use aligns with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The current “NC” Neighborhood Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial District is also appropriate. The property is placed and sized to adequately accommodate the proposed development. The subject property is at the intersection of a secondary arterial and a local street, which is a suitable location for commercial development. The applicant is seeking the “C-2” Commercial District to permit a larger building square-footage than “NC” Neighborhood Commercial District and “C-1” Light Commercial District allow.
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. Relevant Goals and Policies of the Comprehensive Plan may include:
  - JEC Goal 1: Employment is focused in the city’s 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio’s residents and businesses.
  - M Goal 1: Incompatible land uses in the vicinity of Joint Base San Antonio (JBSA) locations are minimized in order to safeguard operational mission requirements
  - M P13: Continue to enforce the City’s Dark Skies Ordinance around Camp Bullis to address unnecessary light pollution, uplight, and glare from new construction or the revision/replacement of existing lighting.

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

- Goal LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.
- Goal ED-1 Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

6. **Size of Tract:** The subject property is 2.432 acres, which can reasonably accommodate the proposed commercial development.
7. **Other Factors:** The applicant intends to rezone to “C-2” to develop a professional office to accommodate a construction company.

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.



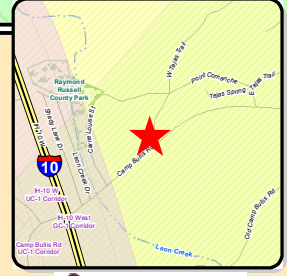
Location Map

## Zoning Case Notification Plan

### Case Z-2023-10700228

Council District: 8  
 School District: Northside I.S.D.  
 Scale: 1" = 175 Feet

Legend	
Subject Property(ies)	
200 Ft. Notification Area	
Single Family Residential	1R
Current Land Use Description	TEXT
Current Zoning	TEXT
Requested Zoning Change	(TEXT)
Creek / River Region	
City Limits	
Corridor Overlay	
ERZD Region	
MLOD Region	
AHOD Region	



Note: All Current and Requested Zoning includes: AHOD / MSAO-1 / MLOD-1 / MLR-1 Overlay Districts



**DEPARTMENT OF THE AIR FORCE  
502D AIR BASE WING  
JOINT BASE SAN ANTONIO**



13 September 2023

MEMORANDUM FOR CITY OF SAN ANTONIO

FROM: 502 ABW/CMI  
JBSA Installation Encroachment Management  
2080 Wilson Way  
Fort Sam Houston, TX 78234

SUBJECT: Joint Base San Antonio review of Zoning Case Z-2023-10700228.

1. Zoning Case Z-2023-10700228, has been reviewed by JBSA-CB organizations. JBSA does not object with this request; however, there are additional comments for consideration in planning and development.
  - a. Subject property is within City of San Antonio CB Military Lighting Overlay District (MLOD) and will be required to comply with MLOD lighting standards at:  
[https://library.municode.com/tx/san\\_antonio/codes/unified\\_development\\_code?nodeId=ARTII\\_IZO\\_DIV4OVDI\\_S35-339.04MILIOVDI](https://library.municode.com/tx/san_antonio/codes/unified_development_code?nodeId=ARTII_IZO_DIV4OVDI_S35-339.04MILIOVDI), or most current City of San Antonio MLOD ordinance, related to development within 5-miles of a military installation.
  - b. Development is within the City of San Antonio Camp Bullis Military Sound Attenuation Overlay District (MSAO). Improvements will need to comply with the sound attenuation standards for any noise sensitive uses as provided within Sec. 35-339.05 of the City of San Antonio UDC, or most current MSAO standards:  
[https://library.municode.com/tx/san\\_antonio/codes/unified\\_development\\_code?nodeId=ARTII\\_IZO\\_DIV4OVDI\\_S35-339.05MSMISOATOVDI](https://library.municode.com/tx/san_antonio/codes/unified_development_code?nodeId=ARTII_IZO_DIV4OVDI_S35-339.05MSMISOATOVDI).
  - c. Any proposed exterior construction plans, construction or alteration projects which include vertical elements (equipment: cranes, towers: communication or water) may require FAA review to verify no hazard to flight navigation prior to issuance of any construction permits.

FAA CFR Title 14 Part 77 Notice Criteria Tool that can be utilized to aid in FAA notification requirements can be found here:

<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredTo olForm>

Further FAA guidance is also available here:

[https://www.faa.gov/documentLibrary/media/Form/FAA\\_Form\\_7460-1\\_042023.pdf](https://www.faa.gov/documentLibrary/media/Form/FAA_Form_7460-1_042023.pdf)



d. To mitigate potential interference with existing JBSA operational systems, please coordinate with 502 CS Spectrum Manager prior to use of any Spectrum dependent systems (i.e.: two-way radio communications, or any type of wireless technologies) during construction. If applicable, coordination requested by facility user prior to installation/use of any Spectrum dependent commercial or manufacturing equipment.

2. Point of contact for this action is Sean R. Greszler, AICP, 502 ABW/CMI. He can be reached at 210-808- 7549 or by email at [sean.greszler.1@us.af.mil](mailto:sean.greszler.1@us.af.mil) or through the 502d ABW Community Initiatives organization email box at [502ABW.ABW.Community\\_initiative@us.af.mil](mailto:502ABW.ABW.Community_initiative@us.af.mil)

JOHN H. ANDERSON, GS-14, USAF  
JBSA Installation Encroachment Manager