



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** August 18, 2022

**In Control:** City Council

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

ZONING CASE Z-2022-10700167

(Associated Plan Amendment PA-2022-11600060)

**SUMMARY:**

**Current Zoning:** "C-2 MSAO-1 MLOD-1 MLR-1" Commercial Camp Bullis Military Sound Attenuation Overlay 1 Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "C-3 MSAO-1 MLOD-1 MLR-1" General Commercial Camp Bullis Military Sound Attenuation Overlay 1 Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

**Requested Zoning:** "MF-33 MSAO-1 MLOD-1 MLR-1" Multi-Family Camp Bullis Military Sound Attenuation Overlay 1 Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 19, 2022

**Case Manager:** Ann Benavidez, Planner

**Property Owner:** Heatley Cresta Bella, LLC

**Applicant:** PG Investco, LLC

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

**Location:** Generally located in the 20200 Block of Cresta Bella

**Legal Description:** 12.138 acres of NCB 34760 and NCB 18333

**Total Acreage:** 12.138 Acres

**Notices Mailed**

**Owners of Property within 200 feet:** 17

**Registered Neighborhood Associations within 200 feet:** Friends of San Antonio Natural Areas

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

**Property Details**

**Property History:** The subject property is zoned “C-2” Commercial District and “C-3” General Commercial District. The property was annexed into the City of San Antonio by Ordinance 88824, dated December 30, 1998, and originally zoned Temporary “R-1” Single-Family Residence District. With adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001, the property zoned Temporary “R-1” Single-Family Residence District converted to the current “R-6” Residential Single-Family District. A portion of the property was rezoned by Ordinance 2006-01-26-0145 dated January 26, 2006 to “C-3” General Commercial District. A portion of the property was rezoned by Ordinance 2006-08-17-0950, dated August 17, 2006, to “C-2” Commercial District.

**Topography:** The property does not include any abnormal physical features such as slope, however, a portion of the property is within the 100-year flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “MF-25” “C-3”

**Current Land Uses:** Apartments

**Direction:** South

**Current Base Zoning:** “MF-25” “C-3”

**Current Land Uses:** Vacant

**Direction:** East

**Current Base Zoning:** "C-2" "C-3"

**Current Land Uses:** Vacant

**Direction:** West

**Current Base Zoning:** "C-2" "C-3"

**Current Land Uses:** Vacant

**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 "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:** N/A.

**Transportation**

**Thoroughfare:** Cresta Bella

**Existing Character:** Enhanced Collector

**Proposed Changes:** None known

**Thoroughfare:** Bella Loma

**Existing Character:** Enhanced Collector

**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 multifamily dwelling is 1.5 spaces per unit

**ISSUE:**

None.

**ALTERNATIVES:**

**Current 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.

“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-33” Multi-Family District allows multi-family development at a maximum of 33 units.

**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 and Zoning Commission recommend Approval, pending Plan Amendment.

**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 “Rural Estate Tier” in the future land use component of the plan. The requested “MF-33” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “General Urban Tier”. Staff recommends Approval. The Planning Commission recommendation is pending the July 13, 2022 hearing.
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. The subject property could act as a transitional buffer between Interstate 10 and the single-family residential development pattern that has been established to the west.
3. **Suitability as Presently Zoned:** The current “C-2” Commercial District and “C-3” General Commercial District are appropriate for the surrounding area, but the proposed “MF-33” Multi-Family District is more consistent with the established development pattern of the area. The subject property is just off of Interstate 10, making it more suitable for multi-family residential development. There is a portion of the property that will likely remain undeveloped because it is in the floodplain. The proposed “MF-33” Multi-Family District is also less intense than the surrounding “C-2” Commercial and “C-3” General Commercial zoning district and uses.
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:
  - Strategy 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.

- o Strategy HOU-2.3: Utilize High Density Residential as a buffer between principal an arterial roadways / non-residential (i.e. office, retail, commercial uses) and lower density residential housing.

- o Strategy 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

6. **Size of Tract:** The subject property is 12.138 acres, which can reasonably accommodate residential development.
7. **Other Factors:** The applicant intends to rezone to “MF-33” to develop multi-family apartments at a density of 33 units per acre. Given the acreage of the property, the calculated density is approximately 401 units but it does not account for areas in the floodplain, which will reduce the overall unit quantity.

The subject property is located within the Camp Bullis Base 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.