



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** January 18, 2022

**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-2021-10700207

(Associated Plan Amendment PA-2021-11600067)

**SUMMARY:**

**Current Zoning:** "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "R-6 MLOD-1 MLR-2" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

**Requested Zoning:** "MF-25 MLOD-1 MLR-2" Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** January 18, 2022

**Case Manager:** Richard Bautista-Vazquez, Planner

**Property Owner:** DeZavala Ventures, Ltd

**Applicant:** DeZavala Ventures, Ltd

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

**Location:** Generally located in the 6400 Block of De Zavala Road

**Legal Description:** 12.641 acres out of NCB 14861

**Total Acreage:** 12.641

**Notices Mailed****Owners of Property within 200 feet:** 15**Registered Neighborhood Associations within 200 feet:** Oakmont Downs Homeowners Association**Applicable Agencies:** Camp Bullis JBSA, Planning Department**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 41426 dated December 25, 1972, and zoned "Temp R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property converted to "R-6" Residential Single-Family District. Ordinance 2007-01-04-0042 dated January 4, 2007, rezoned a portion of the property to "C-2" Commercial 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:** "R-5", "MF-18", "R-4"**Current Land Uses:** Single-Family Dwellings, Apartments**Direction:** East**Current Base Zoning:** "C-3"**Current Land Uses:** Gas Station, Auto Part Store, Strip Mall,**Direction:** South**Current Base Zoning:** "MF-18", "R-6"**Current Land Uses:** Single-Family Dwellings**Direction:** West**Current Base Zoning:** "MF-18", "R-6", "MF-18"**Current Land Uses:** Single-Family Dwellings**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:** None.**Transportation****Thoroughfare:** De Zavala Road**Existing Character:** Principal**Proposed Changes:** None Known

**Public Transit:** There is one (1) VIA bus route within walking distance of the subject property.  
**Routes Served:** 604

**Traffic Impact:** JV Bacon and De Zavala are identified on the City's Major Thoroughfare Plan as (Secondary Arterials Type A 86' ROW). ROW dedication and improvement may be required. Arterials require min. 48' pavement - 24' from centerline. Per UDC Table 506-3, note 5 bike facilities are required on all arterials along with sidewalks. All Substandard Street improvements can be reviewed as part of the associated plat, the option of submitting an SIP is also available. PHT and mitigations update will be required at the time of building permit and or plat. (At that time a TIA may be required.)

**Parking Information:** The minimum parking requirements for Multi-Family Dwellings is 1.5 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.

"R-6" Residential Single-Family dwellings (detached) allow single-family with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: "MF-25" Low Density Multi-Family allows multi-family up to 25 units per acre.

**FISCAL IMPACT:**  
None.

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

The subject property is within the UTSA Regional Center but not within the Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends 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 UTSA Area Regional Center Plan and is currently designated as Community Commercial in the future land use component of the plan. The requested “MF-25” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to Medium Density Residential. Staff recommends Approval. The Planning Commission recommendation is pending the February 9, 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 established development pattern of the surrounding area, which consists of a mix of residential and commercial uses.
3. **Suitability as Presently Zoned:** The existing "C-2" Commercial District and "R-6" Single Family District are an appropriate zoning for the property and surrounding area. The proposed “MF-25” Low Density Multi-Family is also appropriate and provides a transition between the existing “C-2” Commercial, “R-6” Residential Single-Family and “MF-18” Limited Density Multi-Family zoning districts.
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 UTSA Area Regional Center 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.

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 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.

Relevant Goals, Recommendations and Strategies of the UTSA Regional Center Plan may include:

Goal 1 Housing: Support diverse, affordable, and abundant housing options with an emphasis on mixed-use development that is safe, comfortable, and attractive for current and future residents of the UTSA Area.

Land Use Strategy #1.1 Encourage future rezoning and the application of incentives for a full range of housing types, from low-density detached residences to higher density multi-family units with both for-purchase and rental options.

6. **Size of Tract:** The 12.641-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 applicant is proposing to construct multi-family dwellings. At a density of 25 units per acre this is a potential of 282 dwelling units.