



# City of San Antonio

## Agenda Memorandum

**File Number:**19-1334

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**Agenda Item Number:** 21.

**Agenda Date:** 1/15/2019

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Zoning Case Z-2018-900067

(Associated Plan Amendment PA-2018-900021)

**SUMMARY:**

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

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** January 15, 2019

**Case Manager:** Marco Hinojosa, Planner

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

**Applicant:** StoneHawk Capital Partners, LLC

**Representative:** Kaufman & Killen, Inc.

**Location:** Located at the 19800 block of Cresta Bella

**Legal Description:** 14.315 acres out of NCB 34760 and NCB 18333

**Total Acreage:** 14.315

## **Notices Mailed**

**Owners of Property within 200 feet:** 8

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

**Applicable Agencies:** Camp Bullis

## **Property Details**

**Property History:** The subject property was rezoned from "R-6" Residential Single-Family District to "C-3" General Commercial District by Ordinance 2006-01-26-0145, dated January 25, 2006. The property was further rezoned from "R-6" Residential Single-Family District to "C-2" Commercial District by Ordinance 2006-08-17-0950, dated August 17, 2006.

**Topography:** Portions of the property are within the 100-year flood plain. The property is also located within the Edwards Aquifer Contributing Zone.

## **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "C-2" and "MF-25"

**Current Land Uses:** Vacant and Multi-Family Residences

**Direction:** East

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

**Current Land Uses:** Vacant

**Direction:** South

**Current Base Zoning:** "C-3" and "MF-25"

**Current Land Uses:** Vacant and Multi-Family Residences

**Direction:** West

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

**Current Land Uses:** Vacant

## **Overlay and Special District Information:**

"MLOD-1"

All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD-1" 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.

"MSAO-1"

All surrounding properties carry the "MSAO-1" Camp Bullis Military Sound Attenuation Overlay District, due to their proximity to Camp Bullis. The "MSAO-1" 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.

## **Transportation**

**Thoroughfare:** Cresta Bella

**Existing Character:** Collector

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are not within walking distance of the subject property.

**Routes Served:** NA

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required.

**Parking Information:** The minimum parking requirement for a multi-family development is 1.5 spaces per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district of “C-2” and “C-3”. “C-2” districts accommodate commercial and retail uses that are more intensive in character than “NC” and “C-1” uses, and which generate a greater volume of vehicular traffic and/or truck traffic. “C-3” districts are designed to provide for more intensive commercial uses than those located within the “NC,” “C-1,” “C-2” or “C-3” zoning districts. “C-3” uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. “C-3” districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

**FISCAL IMPACT:**

None.

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

The subject property is not located within a Regional Center or a Premium Transit Corridor.

**Staff Analysis and Recommendation:** Staff recommends Approval, pending Plan Amendment.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is located within the North Sector Plan, and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “MF-25” base zoning is not compatible with the future land use designation. The applicant is requesting a Plan Amendment from “Rural Estate Tier” to “General Urban Tier” to accommodate the proposed rezoning. Staff recommends approval. Planning Commission continued to the February 13, 2019 meeting.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The property is surrounded by commercial zoning.

**3. Suitability as Presently Zoned:**

The current “C-2” base zoning district is appropriate for the subject property’s location; however, the portion that is “C-3” is not.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the North Sector Plan.

North Sector Plan Relevant Goals and Objectives:

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

**6. Size of Tract:**

The subject property totals 14.315 acres in size, which will reasonably accommodate a multi-family development.

**7. Other Factors:**

The proposed development would consist of 350 multi-family units.

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.