



City of San Antonio

Agenda Memorandum

Agenda Date: December 7, 2023

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2023-10700217 ERZD

SUMMARY:

Current Zoning: “MPCD MLOD-1 MLR-1 UC-1 GC-1 AHOD ERZD” Master Plan Community Development Edwards Recharge Zone Camp Bullis Military Lighting Overlay Military Lighting Region 1 IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Airport Hazard Overlay Edwards Recharge Zone District and “MPCD MLOD-1 MLR-1 AHOD ERZD” Master Plan Community Development Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District

Requested Zoning: “MPCD MLOD-1 MLR-1 UC-1 GC-1 AHOD ERZD” Master Plan Community Development Edwards Recharge Zone Camp Bullis Military Lighting Overlay Military Lighting Region 1 IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Airport Hazard Overlay Edwards Recharge Zone District and “MPCD MLOD-1 MLR-1 AHOD ERZD” Master Plan Community Development Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Site Plan Amendment from Commercial to Mixed Use on 4.688 acres within the MPCD

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 7, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Waterwalk San Antonio the Rim, LLC

Applicant: Waterwalk San Antonio the Rim, LLC

Representative: Killen, Griffin, and Farrimond, PLLC

Location: 5423 North Loop 1604 West

Legal Description: 4.688 acres on Lot 11, Block 6, NCB 14747

Total Acreage: 4.688 acres

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: No registered Neighborhood Association within 200'

Applicable Agencies: Camp Bullis, Texas Department of Transportation, San Antonio Water System

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 41428, dated December 25, 1972, and originally zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 51518, dated November 21, 1979, to "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3" Business District converted to "C-3" General Commercial District. The property was rezoned by Ordinance 2007-06-28-0810, dated June 28, 2007, to "MPCD" Master Plan Community District.

Code & Permitting Details:

Certificate of Occupancy (2247009-2058595) – November 2020

There is no code history for the subject property.

Topography: The property does not include any abnormal physical features such as slope or incursion into the 100-year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-20", "C-2NA", "C-2 CD", "O-1.5"

Current Land Uses: Offices, Landscaping Business, Apartments, Residential Dwelling, Vacant

Direction: South

Current Base Zoning: "C-3" "MPCD"

Current Land Uses: Hotel, Food Service Establishments, Medical Offices

Direction: East

Current Base Zoning: "QD S", "MR"

Current Land Uses: Quarry, Camp Bullis

Direction: West

Current Base Zoning: "ED", MPCD", "O-2", "C-1", "C-3"

Current Land Uses: Shopping Mall, Amusement Park, Motel, Park, Vacant

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 Hill Country Gateway Corridor District ("GC-1") provides site development standards for properties within 1,000 feet of Interstate 10 between UTSA Blvd and the northern City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

The "UC-1" IH-10/FM 1604 Urban Corridor overlay was established because there are many roadway corridors which have been and/or will continue to be very significant to the city. The corridors are important because they have shaped the sense of what individual neighborhoods are in their role as historic entrances to the city. Other corridors are significant because they serve as gateways to the city or because of surrounding natural, historic, cultural, and aesthetic areas. The establishment of "UC" serves to preserve, enhance, and perpetuate the value of specific roadway corridors.

The "ERZD" Edwards Recharge Zone District does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of San Antonio Code of Ordinances, the San Antonio Water System (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the "ERZD".

Special District Information:

No special district information.

Transportation

Thoroughfare: Interstate Highway 10 West

Existing Character: Interstate Highway

Proposed Changes: None Known

Thoroughfare: Loop 1604 West

Existing Character: Interstate Highway

Proposed Changes: None Known

Thoroughfare: Vance Jackson Road

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: There are VIA bus routes within walking distance of the subject property.
Routes Served: 97

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 multi-family development is 1.5 spaces per unit. The minimum parking requirement for a hotel is 1 space per room.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: “MPCD” Master Plan Community Development District encourages the development of areas of mixed uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building and circulation systems.

Proposed Zoning: “MPCD” Master Plan Community Development District encourages the development of areas of mixed uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building and circulation systems.

The purpose of the rezoning is a Major Site Plan Amendment to allow to change 4.688 acres of “Commercial/Retail” into “Mixed Use.”

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the UTSA Regional Center but is not within a ½ mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend Approval.

SAWS recommends no more than 71% impervious cover limitation.

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, adopted in October 2019, and is currently designated as “Regional Mixed Use” in the future land use component of the plan. The requested “MPCD” base zoning district is consistent with the future land use designation.

2. **Adverse Impacts on Neighboring Lands:** Staff finds 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 current “MPCD” Master Plan Community Development District is an appropriate zoning for the property and surrounding area. The subject area is part of a larger commercial development, that is already well established. The applicant is requesting a Major Site Plan Amendment to convert 4.688 acres of land designated as “Commercial/Retail” to “Mixed Use”, to allow for the conversion of an existing extended-stay hotel into multi-family units.
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 SA Tomorrow UTSA Area Regional Center Plan:
 - Goal 1: Housing: Support diverse, affordable, and abundant housing options with an emphasis on of the UTSA Area.
 - Encourage development of a variety of housing types, sizes, costs, and densities.
 - Encourage mixed-use development with connections to existing residential areas, employment, recreational amenities, transit, and retail.
 - Encourage housing quality that reflects the economic diversity of those working and studying in the UTSA Area and encourage density to maintain the work-live-play-study environment and to minimize commute times.
6. **Size of Tract:** The subject property is 4.688 acres, which can reasonably accommodate the proposed residential development.
7. **Other Factors** The applicant intends to convert an existing extended stay hotel into multi-family units. The subject area is part of an existing “MPCD” Master Plan Community Development District plan, and the request is a major site plan amendment to allow for this conversion.

Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 1 property. SAWS staff recommends approval of the zoning request, provided that the already existing impervious cover shall not exceed 71% on the site. Reference SAWS report dated October 18, 2023.

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.