



City of San Antonio

Agenda Memorandum

Agenda Date: February 20, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon, Director

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

ZONING CASE Z-2024-10700217 ERZD
(Associated Plan Amendment PA-2024-11600065)

SUMMARY:

Current Zoning: "C-2NA MLOD-1 MLR-1 AHOD ERZD" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District

Requested Zoning: "MF-33 MLOD-1 MLR-1 AHOD ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 17, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Concordia Group

Applicant: Koontz Properties, LLC

Representative: Patrick Christensen

Location: Generally located in the 2300 block of West Loop 1604

Legal Description: 1.986 acres out of NCB 16334

Total Acreage: 1.986 acres

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: N/A

City-Wide Community Organizations: T.H.U.G.G.I.N for Christ, Women in Film & Television San Antonio, NES Foundation, Lifeline Overeaters Anonymous

Applicable Agencies: Camp Bullis, SAWS, Planning Department, TxDOT

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 85090, dated December 30, 1996, and zoned Temporary "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned Temporary "R-1" Single-Family Residence District converted to "R-6" Residential Single-Family District. The property was rezoned by Ordinance 97017, dated January 9, 2003, to the current "C-2NA" Commercial Nonalcoholic Sales 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 inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "MF-33", "R-6 PUD"

Current Land Uses: Apartments, Single-Family Dwellings

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Food Service Establishments, Athletic Field

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Vacant

Direction: West

Current Base Zoning: "MF-33 S"

Current Land Uses: Montessori School, 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 "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 "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:

N/A

Transportation

Thoroughfare: West Loop 1604

Existing Character: Interstate

Proposed Changes: None Known

Thoroughfare: Blanco Springs

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within a ½ mile of the subject property.

Routes Served: None

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

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

ISSUE:

None

ALTERNATIVES:

Current Zoning: "C-2NA" Commercial Nonalcoholic Sales Districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

Proposed Zoning: "MF-33" Multi-Family District permits any uses permitted in MF-33 with a maximum density of 33 units per acre.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center or within ½ a mile from a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend Approval, pending Plan Amendment.

SAWS recommends 50% 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 North Sector Plan, adopted in 2010, and is currently designated as "Suburban 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 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 proposed use is consistent with the established development pattern of the surrounding area. Surrounding properties are zoned "MF-33" Multi-Family District, "C-2" Commercial District, and "R-6 PUD" Residential Single-Family District Planned Unit Development.
3. **Suitability as Presently Zoned:** The existing "C-2NA" Commercial Nonalcoholic Sales District is an appropriate zoning for the property and surrounding area. The proposed "MF-33" Multi-Family District is also appropriate. Given that the area is comprised of other multi-family uses and zones, staff finds that the request is consistent with the area. Additionally, the request would constitute be a downzoning from a commercial to a residential district. The multi-family is a good transitional buffer between medium intensity commercial and residential uses. The proposed zoning is also consistent with the goals of the Strategic Housing Implementation Plan which encourages the development of alternate housing types to accommodate the city's growing population at all income levels.
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 North Sector Plan may include:
 - Goal HOU-1: Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.
 - 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 1.986-acre site is of sufficient size to accommodate the proposed multi-family 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, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

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 impervious cover shall not exceed 50% on the site. Reference SAWS report dated October 29, 2024.

The property is proposed for development of multifamily uses that shall not exceed 33 units per acre. At 1.986 acres, there could potentially be development of 66 units. The applicant is requesting to build 60 units.

No access may be allowed onto W Loop 1604.

The proposed rezoning is seeking additional density for use as residential dwelling units. A rezoning application does not allow Short Term Rentals (STRs) as a use by right. Any applicant seeking to operate an STR must follow the appropriate City and Unified Development Code (UDC) processes and is required to apply and qualify for STR permit(s) through those processes. Short Term Rentals are governed by the UDC Section 16.1100. Also see Section 35-374.01 for STR density limitations, Section 35-399 for establishment regulations, and Section 35-482 for procedures regarding consideration of special exceptions.