



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 7, 2023

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

ZONING CASE Z-2022-10700151 ERZD

**SUMMARY:**

**Current Zoning:** "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District

**Requested Zoning:** "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 7, 2023

**Case Manager:** Kellye Sanders, Planning Coordinator

**Property Owner:** 3RNV Real Estate, LLC

**Applicant:** 3RNV Real Estate, LLC

**Representative:** Patrick Christensen

**Location:** 12505 Woller Road

**Legal Description:** 7.304 acres out of NCB 14615

**Total Acreage:** 7.304

**Notices Mailed****Owners of Property within 200 feet:** 22**Registered Neighborhood Associations within 200 feet:** The Hills of River Mist Homeowners**Applicable Agencies:** SAWS, Northside ISD**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 41426, dated December 25, 1972 and zoned temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 80968, dated October 13, 1994 and zoned "R-1" Single Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single- Family Residence District converted to the current "R-6" Residential Single-Family 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-6**Current Land Uses:** Vacant Lot**Direction:** South**Current Base Zoning:** R-6**Current Land Uses:** Residential Dwelling, Vacant Lot**Direction:** East**Current Base Zoning:** R-6**Current Land Uses:** Residential Dwelling**Direction:** West**Current Base Zoning:** R-6**Current Land Uses:** Residential Dwelling, Public School**Overlay District Information:**

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:** Kyle Seale Parkway**Existing Character:** Secondary Arterial A**Proposed Changes:** None Known

**Public Transit:** There is no public transit within walking distance of the subject property.

**Traffic Impact:** \*\*The traffic generated by the proposed development has increased and does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502\*\*

A TIA Report will be Required.

**Parking Information:** The minimum parking requirement for Dwelling – Multi-Family (25 units maximum) is 1.5 spaces per unit. The maximum parking limit for Dwelling – Multi-Family (25 units maximum) is 2 spaces per unit.

**ISSUE:**

None

**ALTERNATIVES:**

Current Zoning: “R-6” Residential Single-Family District permits single-family dwelling (detached) 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-18” Limited Density Multi-Family District allows multi-family dwellings to a density of 18 units per acre.

**FISCAL IMPACT:**

None

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

Subject property is not located within any Regional Center, and not located within ½ a mile from any Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff, SAWS, and Zoning Commission recommend Approval.

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 and is currently designated as "Suburban Tier" in the future land use component of the plan. The requested "MF-18" base zoning district is consistent with the future land use designation.
- 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 residential use is consistent with the established development pattern of the surrounding area.

3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surround area. The proposed “MF-18” Limited Density Multi-Family District is also an appropriate zoning for the property and allows for diverse housing types while keeping the character of the area. Further, the allowance of more housing supports the Strategic Housing Implementation Plan.
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/does not appear to conflict with any public policy objectives of the North Sector Plan.

**Goal HOU-1:** Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.

**Goal HOU-2:** High density housing is developed near post-secondary education facilities, principal and arterial transportation routes, and major employment areas

6. **Size of Tract:** The 7.304 acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 2 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 September 21, 2022.

The property is proposed for development of multifamily uses that shall not exceed 18 units per acre. At 7.304 acres, there could potentially be development of 131 units.

For properties zoned “RM” or “MF” that abut lots zoned residential or are developed with a single-family use, the height is restricted to the maximum height of the single-family district within 50 feet of the property line.