



City of San Antonio

Agenda Memorandum

Agenda Date: September 5, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:
ZONING CASE Z-2024-10700130

SUMMARY:
Current Zoning: "MPCD ERZD" Master Planned Community Edwards Recharge Zone District

Requested Zoning: "MPCD ERZD" Master Planned Community Edwards Recharge Zone District for a Major Site Plan Amendment

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: August 20, 2024

Case Manager: Alexa Retana, Zoning Planner

Property Owner: SRP Enterprises, LLC

Applicant: SRP Enterprises, LLC

Representative: The Kaufman Group

Location: 16918 Bulverde Road

Legal Description: Lot 5, Block 31, NCB 17365, out of an original 38.615 acres

Total Acreage: 1.8940 acres

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Northeast Neighborhood Alliance

Applicable Agencies: Planning Department, SAWS, Solid Waste Management, Public Works Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 83132, dated December 31, 1995, and zoned Temporary “R-1” Single-Family Residence District. The property was rezoned by Ordinance 86429, dated August 14, 1997, to “B-2” Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B-2” Business District converted to the current “C-2” Commercial District. The property was rezoned by Ordinance 2016-02-18-0154, dated February 18, 2016, to the current “MPCD” Master Planned Community District.

Code & Permitting Details:

Address Verification and Assignment – ADDR-AVAA-24-10100312– February 2024

Commercial Project Application – COM-PRJ-APP24-39800395– February 2024

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: C-2, MF-25, NP-10, MPCD

Current Land Uses: Vacant, Residential Single-Family

Direction: South

Current Base Zoning: C-2, R-5, MPCD

Current Land Uses: Apartments

Direction: East

Current Base Zoning: MPCD, C-2

Current Land Uses: Retail Center

Direction: West

Current Base Zoning: NP-10

Current Land Uses: Residential Single-Family

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:

The Master Planned Community District is a special district established to encourage 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. A site plan is required for a rezoning to “MPCD” that will include the location of the uses. A zoning review is performed by the Zoning Section of the Development Services Department during the review of the plat and building permit.

Transportation

Thoroughfare: Bulverde Road

Existing Character: Secondary Arterial A

Proposed Changes: None known.

Thoroughfare: Autry Pond Road

Existing Character: Local

Proposed Changes: None known.

Public Transit: There are no VIA bus routes within walking distance of the subject property.

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 a food service establishment with drive through lane(s) is one (1) per 150 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “MPCD” Master Plan Community Development 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 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 request is to amend the Master Planned Community District site plan to allow drive-thru facilities on Parcel C-1.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or within ½ a mile from a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Zoning Commission recommendation pending the August 20, 2024, hearing.

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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Regional Commercial” 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 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.
3. **Suitability as Presently Zoned:** The existing “MPCD” Master Planned Community District is an appropriate zoning for the property and surrounding area. The “MPCD” base zoning district will remain for the property, however a change to the MPCD site plan is being proposed on Parcel C-1 to allow drive-thru facilities. This is an appropriate use for the property, as this area currently allows for commercial uses. The amendment to allow drive-thru facilities will encourage new development, specifically food service establishments on the property.
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 appear to conflict with any public policy objectives. Relevant Goals and Policies of the San Antonio International Airport Vicinity Land Use Plan may include:
 - Objective 2.2 Encourage commercial development that respects the integrity of existing residential development.
 - Objective 4.4 Support commercial redevelopment through comprehensive rezoning and incentive zoning.
6. **Size of Tract:** The 1.8940-acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The request is to amend the Master Planned Community District site plan to allow drive-thru facilities for various uses on Parcel C-1. Currently, the site plan prohibits drive-thru uses on noted parcels. There are no other changes proposed to the site plan at this time.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.