



City of San Antonio

Agenda Memorandum

Agenda Date: April 19, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:
ZONING CASE Z-2021-10700258 ERZD

SUMMARY:

Current Zoning: "O-2 ERZD" High-Rise Office Edwards Recharge Zone District and "O-1 ERZD" Office Edwards Recharge Zone District

Requested Zoning: "C-2 ERZD" Commercial Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 19, 2022. This case is continued from the February 15, 2022 and March 15, 2022 hearings.

Case Manager: Summer McCann, Planner

Property Owner: Christian Family Church International SA

Applicant: Boerne Broad Oak LLC

Representative: Killen, Griffin & Farrimond PLLC

Location: Generally located at 1604 and Emerald Forest

Legal Description: 7.942 acres out of NCB 17727

Total Acreage: 7.942 acres

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: Emerald Forest Home Owners Association

Applicable Agencies: SAWS

Property Details

Property History: A portion of the property was annexed into the City of San Antonio by Ordinance 61611 dated December 29, 1985 and zoned Temporary "R-1" Single-Family Residence District. The other portion of the property was annexed into the City of San Antonio by Ordinance 92904 dated December 13, 2000 and zoned Temporary "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned Temporary "R-1" Single-Family Residence District converted to "R-6" Residential Single-Family District. The property was rezoned to "O-1" Office District and "O-2" High-Rise Office District by Ordinance 2007-01-04-0045 dated, January 4, 2007.

Topography: A portion of subject property is located with the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6"

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: "C-3NA", "I-1"

Current Land Uses: Professional Office

Direction: East

Current Base Zoning: "C-2", "R-6"

Current Land Uses: Church

Direction: West

Current Base Zoning: "MF-18", "C-2"

Current Land Uses: Vacant Land

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: None.

Transportation

Thoroughfare: Emerald Forrest
Existing Character: Local
Proposed Changes: None Known.

Thoroughfare: North Loop 1604 E Access Road
Existing Character: Principal
Proposed Changes: None Known.

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

Traffic Impact: Preliminary Review Only– Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part of the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting.

The traffic generated by the proposed development exceeds the threshold requirements, there is an increase in this Development it generates more than seventy-six (76) PHT Sec. 35-502** A TIA Report is required at the development phase.

Parking Information: The minimum parking requirement for a Professional Office is 1 per 300 sf GFA.

ISSUE: None.

ALTERNATIVES:

Current Zoning: “O-2” High Rise Office districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited. Small and medium office uses, banks, worship facilities, public and private school, employment agency, library, medical clinic, optician, interior decorator studio. Maximum building size is 10,000 square feet for individual buildings. Outdoor display or sale of merchandise is prohibited.

“O-1” Office District allows small and medium office uses, banks, worship facilities, public and private school, employment agency, library, medical clinic, optician, interior decorator studio. Maximum building size is 10,000 square feet for individual buildings. Outdoor display or sale of merchandise is prohibited.

Proposed Zoning: “C-2” Commercial districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet

cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Premium Transit Corridor but is located within the Stone Oak Regional Center

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and SAWS recommend Approval.

SAWS staff recommends that the impervious cover shall not exceed 56%.

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 “C-2” 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 “O-1” Office District and “O-2” High-Rise Office District are appropriate zonings for the property and surrounding area. The proposed “C-2” Commercial District is also appropriate and consistent with neighboring commercial zonings. Although there are “R-6” Residential Single-Family district zoning districts abutting the subject property, the surrounding land uses are primarily vacant. Additionally, the proposed commercial development is appropriate given proximity to Loop 1604.
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 proposed rezoning does appear to conflict with the following goals, principles, and objectives of the North Sector Plan:
 - Goal ED-1 Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.
 - ED-1.1 Continue to locate higher density residential and compatible employment uses near the intersections of: • IH-10 / Loop 410 • US 281 / Loop 1604 • IH-10 / Loop 1604 • IH-35 / Loop 410 • Along Lone Star Rail in Selma and Garden Ridge

- ED-1.3 Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.
 - Goal ED-2 Strong and stable medical and research industries that promote economic stability in the North Sector.
 - ED-2.1 Promote development activity inside Loop 1604 that is adjacent and proximate to existing medical and research employers in the western portion of North Sector for expansion as per the Sector Land Use Plan.
6. **Size of Tract:** The 7.942 acre site is of sufficient size to accommodate the proposed commercial 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 56% on the site. Reference SAWS report dated January 21, 2022.

The applicant is rezoning the property to allow for the development of offices.