



City of San Antonio

Agenda Memorandum

Agenda Date: June 16, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

ZONING CASE Z-2022-10700098

(Associated Plan Amendment PA-2022-11600031)

SUMMARY:

Current Zoning: “C-3” General Commercial District

Requested Zoning: “MF-25” Low Density Multi-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 7, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: Bullish Resources, Inc.

Applicant: Alliance Realty LLC

Representative: Brown & Ortiz, PC

Location: 10865 West Loop 1604 North

Legal Description: Lot 1, Block 1, NCB 18008 and Lot P-19, NCB 15663

Total Acreage: 17.844

Notices Mailed

Owners of Property within 200 feet: 2

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 79038, dated December 30, 1994 and zoned Temporary “R-1” Single-Family Residence District. The property was rezoned by Ordinance 95080, dated September 22, 1994 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 the current “C-3” General Commercial 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: C-3 and C-3NA

Current Land Uses: Church and Mortuary Funeral Home

Direction: South

Current Base Zoning: I-1

Current Land Uses: Vacant

Direction: East

Current Base Zoning: UZROW

Current Land Uses: Loop 1604

Direction: West

Current Base Zoning: OCL

Current Land Uses: Residential Dwelling

Overlay District Information: N/A.

Special District Information: N/A.

Transportation

Thoroughfare: North Loop 1604

Existing Character: Collector/ Interstate

Proposed Changes: None Known

Thoroughfare: Leslie Road

Existing Character: Local

Proposed Changes: None Known

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

Traffic Impact: The traffic generated by the proposed development has increased, it 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 a Multi-Family Development is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “C-3” General Commercial districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed Zoning: “MF-25” Low Density Multi-Family District allows multi-family development up to 25 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located in a Regional Center or within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Zoning Commission recommendation pending the June 7, 2022 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 West Sector Plan and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “MF-25” 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. Property to the north of the subject site is a residential subdivision. The proposed “MF-25” Multi-Family District is a downzoning of an intense “C-3” General Commercial zoning district.
3. **Suitability as Presently Zoned:** The existing “C-3” General Commercial District is an appropriate zoning for the property and surrounding area. The proposed “MF-25” Low Density Multi-Family District is also appropriate and allows for an alternate housing type along the West Loop 1604 North corridor. The proposed “MF-25” Low Density Multi-Family District is also a good transitional zoning designation along the corridor.
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 West/ Southwest Sector Plan.
 - Goal HOU-1: Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan
 - o HOU-1.1: Promote quality design and construction for new housing \
 - o HOU-1.2: Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood
6. **Size of Tract:** The 17.844 acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The applicant intends to construct a multi-family development. At 17.844 acres, there could potentially be development of 446 units.