



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** October 18, 2022

**In Control:** Zoning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 9

**SUBJECT:**

ZONING CASE Z-2022-10700198 ERZD

(Associated case: PA-2022-11600072)

**SUMMARY:**

**Current Zoning:** "R-6 GC-3 MLOD-1 MLR-2 ERZD" Residential Single-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "C-2 GC-3 MLOD-1 MLR-2 ERZD" Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

**Requested Zoning:** "MF-25 GC-3 MLOD-1 MLR-2 ERZD" Low Density Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 18, 2022

**Case Manager:** Kellye Sanders, Senior Planner

**Property Owner:** Herlinda Cantu Family LP, Herlinda G Cantu GST Trust, Manuel Cantu V GST Trust, David G Cantu GST Trust, Elizabeth G Newcomb GST Trust, Richard L & Elizabeth Cantu Newcomb

**Applicant:** Alliance Realty, LLC

**Representative:** Brown & Ortiz, P.C.

**Location:** 23211 US Highway 281 North

**Legal Description:** 18.827 acres out of CB 4900

**Total Acreage:** 18.827

**Notices Mailed**

**Owners of Property within 200 feet:** 9

**Registered Neighborhood Associations within 200 feet:** N/A

**Applicable Agencies:** SAWS, Camp Bullis

**Property Details**

**Property History:** A 3.2008 acre section of the subject property was annexed into the City of San Antonio with Ordinance 2016-120-01-08-99, dated November 21, 2016, and zoned to the current “R-6” Residential Single-Family District. The remaining section of the subject property was annexed into the City of San Antonio with Ordinance 2018-12-13-10-42, dated December 13, 2018 and temporarily zoned “R-6” Residential Single-Family District. The newly annexed area was rezoned by Ordinance 2018-12-13-10-43, dated December 13, 2018, to the current “C-2” 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-2

**Current Land Uses:** Vacant Lot

**Direction:** South

**Current Base Zoning:** C-3

**Current Land Uses:** Self Storage

**Direction:** East

**Current Base Zoning:** C-2, UZROW

**Current Land Uses:** Vacant Land, US 281

**Direction:** West

**Current Base Zoning:** MF-25

**Current Land Uses:** Multi-Family Development

**Overlay District Information:**

The US 281 Gateway Corridor District (“GC-3”) provides site development standards for properties within 4,000 feet along the US 281 north right-of-way. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department

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 "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:** US Highway 281 North

**Existing Character:** Interstate

**Proposed Changes:** None Known

**Public Transit:** There is public transit within walking distance of the subject property.

**Routes Served:** 7, 503

**Traffic Impact:** The traffic generated by the proposed development has increase 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 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 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.

"C-2" Commercial District accommodates 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

Proposed Zoning: “MF-25” Low Density Multi-Family allows any uses permitted plus in MF-18 plus college fraternity dwelling, off-campus school dormitory/housing, but with a maximum density of 25 units per acre.

**FISCAL IMPACT:**

None.

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

Subject property is located within the Stone Oak Regional Center, and located within ½ a mile from San Pedro Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and SAWS recommends 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 and is currently designated as "Suburban Tier" and "Regional Center" 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. The surrounding zoning is “C-2” Commercial District and “C-3” General Commercial District.
- 3. Suitability as Presently Zoned:** The existing "R-6" Residential Single-Family District and "C-2" Commercial District is an appropriate zoning for the property and surrounding area. The proposed "MF-25" Low Density Multi-Family District is also an appropriate zoning of the property. The proposed housing is a downzoning and suitable transition to the existing commercial zoning and uses. The request for housing also meets the goals and objectives of the Strategic Housing Implementation Plan for additional density to support the growing San Antonio population and to address the various levels of economic housing need.
- 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 North Sector Plan.

- Goal HOU-2: High density housing is developed near post-secondary education facilities, principal and arterial transportation routes, and major employment areas.
  - o Strategy 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.
  - o Strategy HOU-2.4 Consider the use of High Density Residential along the periphery of concentrated employment areas to foster a compatible land use transition between single family detached/attached residential neighborhoods and concentrated locations of non-residential uses

6. **Size of Tract:** The 18.827 acre site is of sufficient size to accommodate the proposed residential 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 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 25 units per acre. At 18.827 acres, there could potentially be development of 471 units.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.