



City of San Antonio

Agenda Memorandum

Agenda Date: January 17, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2022-10700272 ERZD

SUMMARY:

Current Zoning: "O-2 GC-1 UC-1 MSAO-1 MLOD-1 MLR-1 AHOD ERZD" High-Rise Office Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District

Requested Zoning: "MXD GC-1 UC-1 MSAO-1 MLOD-1 MLR-1 AHOD ERZD" Mixed Use Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a maximum density of thirty-three (33) dwelling units per acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 17, 2023

Case Manager: Adolfo Gonzalez, Planner

Property Owner: IH-10 Cantera-Rim, LTD

Applicant: IH-10 Cantera-Rim, LTD

Representative: Killen, Griffin & Farrimond (KGF)

Location: Generally located in the 19500 Block of Interstate Highway 10

Legal Description: 26.568 acres out of NCB 18332

Total Acreage: 26.568

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: Crownridge of Texas Owners Association

Applicable Agencies: Camp Bullis Army Base, San Antonio Water System (SAWS), UTSA Planning

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 81102, dated December 30, 1998 and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 89324, dated February 16, 1999 to "O-1" Office District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "O-1" Office District converted to the current "O-2" High-Rise Office 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: "O-2"

Current Land Uses: Vacant Property

Direction: East

Current Base Zoning: "MPCD"

Current Land Uses: Restaurants/Commercial Properties

Direction: South

Current Base Zoning: "MPCD"

Current Land Uses: Vacant portion and Hotel/Spa Resort

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Residential Dwelling

Overlay District Information:

The Hill Country Gateway Corridor District ("GC-1") provides site development standards for properties within 1,000 feet of Interstate 10 between UTSA Blvd and the northern City Limits. 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 "UC-1" Hill Country Gateway Urban Corridor overlay was established because there are many roadway corridors which have been and/or will continue to be very significant to the city. The corridors are important because they have shaped the sense of what individual neighborhoods are in their role as historic entrances to the city. Other corridors are significant because they serve as gateways to the city or because of surrounding natural, historic, cultural, and aesthetic areas. The establishment of "UC" serves to preserve, enhance, and perpetuate the value of specific roadway corridors.

The "MSAO-1" Camp Bullis Military Sound Attenuation Overlay District does not restrict permitted uses, but does enforce construction standards intended to lessen the impact of external noise from the nearby military installation. The "MSAO-1" regulations apply to new construction of habitable structures.

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 "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

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 Mixed Use District is a special district designed to provide a concentrated mix of residential, retail, service, and office uses. A site plan is required for a rezoning to "MXD" 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 building permit.

Transportation

Thoroughfare: IH 10 West

Existing Character: Principal

Proposed Changes: None known

Thoroughfare: Summer Oaks

Existing Character: Local

Proposed Changes: None known

Public Transit: There is no public transit within walking distance of the 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: Proposed land uses include assisted living facility, nursing home, single-family units, and multi-family units. The minimum parking requirement for an assisted living facility is 0.3 spaces per resident. The minimum parking requirement for a nursing home is 0.3 spaces per bed. The minimum parking requirement for single-family housing is 1 per unit. The minimum parking requirement for multi-family housing is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "O-2" High-Rise Office District provides 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.

Proposed Zoning: "MXD" Mixed-Use Development District provides a concentrated mix of residential, retail, service, and office uses.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The Subject property is located with the UTSA Area Regional Center and not within ½ a mile from the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and SAWS recommend Approval.

SAWS recommends 60% 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 UTSA Area Regional Center Plan and is currently designated as "Regional Mixed Use" in the future land use component of the plan. The requested "MXD" 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. There are mixed uses throughout the I-10 corridor.

- 3. Suitability as Presently Zoned:** The existing "O-2" High-Rise Office District is an appropriate zoning for the property and surrounding area. The proposed "MXD" Mixed Use District is also an appropriate zoning for the property and surrounding area. The subject property is currently undeveloped and abuts a "MPCD" Master Planned Community District containing a hotel-spa, multi-family housing, and commercial business. The subject property also abuts vacant property and single-family housing. The proposed development would add to the mixed use in the area and is along the service road for Highway Interstate-10.
- 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 objective of the UTSA Area Regional Center Plan.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers and primary transit corridors to determine areas that could be converted to residential or mixed-use.

H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

H P17: Encourage development projects to have a mixture of uses.

H P18: Encourage housing to be built with, near or adjacent to retail uses.

JEC Goal 1: Employment is focused in the city's 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio's residents and businesses.

Relevant Goals, Recommendations and Strategies of the UTSA Area Regional Center Plan may include:

Goal 1: Housing: Support diverse, affordable, and abundant housing options with an emphasis on mixed-use development that is safe, comfortable, and attractive for current and future residents of the UTSA Area.

- Encourage development of a variety of housing types, sizes, costs, and densities.
- Encourage mixed-use development with connections to existing residential areas, employment, recreational amenities, transit, and retail.
- Encourage housing quality that reflects the economic diversity of those working and studying in the UTSA Area, and encourage density to maintain the work-live-play-study environment and to minimize commute times.

Land Use Strategy 1.2: Encourage strong residential components within mixed-use developments that are oriented toward, and provide access to, adjacent amenities such as

trailways and parks.

Housing Recommendation 1: Increase the diversity of housing options within the UTSA Area Regional Center to support a more diverse population.

Housing Strategy 1.1: Encourage the development of medium and high-density housing products in and around commercial and employment centers.

Housing Strategy 1.3: Identify opportunities for and prioritize the creation of housing units near transit routes and commercial/employment centers.

6. **Size of Tract:** The 26.568 acre site is of sufficient size to accommodate the proposed mixed-use 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 1 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 60% on the site. Reference SAWS report dated December 12, 2022.

The applicant intends to develop an assisted living facility, nursing home, single- and multi-family housing.