



City of San Antonio

Agenda Memorandum

Agenda Date: March 2, 2023

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2022-10700321 ERZD

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 for an increase in total number of residential units and total commercial acreage within the MPCD

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 7, 2023

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: Kamary Development LTD

Applicant: Cude Engineers

Representative: Robert Ritzenthaler

Location: Generally located at the 8000 block of North Loop 1604 West

Legal Description: Lot P-4, NCB 14867

Total Acreage: 71.56

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Stanton Run HOA

Applicable Agencies: SAWS, TxDOT, Planning Department, Northside ISD

Property Details

Property History: A portion of the subject property was annexed into the City of San Antonio by Ordinance 41426, dated December 26, 1972, and temporarily zoned "R-1" Single-Family Residence District. A small section of the annexed property was rezoned by Ordinance 84343, dated June 27, 1996 to "B-3" Business District. The remaining portion of the subject property was annexed into the City of San Antonio by Ordinance 86864, dated December 31, 1997, and temporarily zoned "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "B-3" Business District was converted to "C-3" General Commercial District, and the property zoned "R-1" Single-Family Residence District was converted to "R-6" Residential Single-Family District. A twelve acre section of the subject property was rezoned by Ordinance 99572, dated August 12, 2004, to "C-3" General Commercial District. The entire property was rezoned by Ordinance 2008-12-04-1117, dated December 4, 2008, to the current "MPCD" Master Planned Community District.

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: OCL

Current Land Uses: Single-Family Residential Development

Direction: South

Current Base Zoning: C-3, R-6

Current Land Uses: Commercial Uses, Vacant Land

Direction: East

Current Base Zoning: MF-25, C-3 NA

Current Land Uses: Multi-Family Residential Development, Office and Commercial Uses

Direction: West

Current Base Zoning: C-3. OCL

Current Land Uses: Commercial Uses, Single-Family Residential Development

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: West Loop 1604

Existing Character: Interstate

Proposed Changes: None Known

Thoroughfare: Bandera Road

Existing Character: Primary Arterial

Proposed Changes: None Known

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

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 Dwelling – Attached apartments/condominiums with maximum density of 20 dwellings per gross acre is 1.0 per unit. The maximum parking limit for Dwelling – Attached apartments/condominiums with maximum density of 20 dwellings per gross acre is 1.9 per unit.

Due to the broad scale of Commercial uses allowed within the “MPCD” base zoning district, the minimum/maximum parking standards will be applied at permitting.

ISSUE:

None

ALTERNATIVES:

Current Zoning: “MPCD” Master Planned Community District 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 Planned Community Development. The applicant is proposing the same base zoning district but requesting a Major Site Plan Amendment with removal of 34.45 acres of Mixed Use, removal of 21.95 acres of Residential, an increase of 54.30 acres for Residential Multi-Family uses with an increase in dwelling units from 595 units to 815 units overall, and an increase of 2.10 acres for Commercial uses.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within any Regional Centers and not located within ½ a mile from any Premium Transit Corridors

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend Approval.

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 “Mixed Use Center” 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 proposed “MPCD” Master Planned Community District is also an appropriate zoning for the property. The applicant is requesting a Major Site Plan Amendment with removal of 34.45 acres of Mixed Use, removal of 21.95 acres of Residential, an increase of 54.30 acres for Residential Multi-Family uses with an increase in dwelling units from 595 units to 815 units overall, and an increase of 2.10 acres for Commercial uses.
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.

Strategy HOU 2.1: Focus high density residential near activity centers.

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.

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.

Goal ED-1: Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

Strategy 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 LU-3: Higher density/intensity tiers are recommended adjacent or proximate to activity centers.

Strategy LU 3.2: Integrate mixed use areas vertically as well as horizontally, allowing for different uses within the same building, as well as within the same project area.

6. **Size of Tract:** The 71.56 acre site is of sufficient size to accommodate the proposed mixed use development.
7. **Other Factors:** 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 50% on the site. Reference SAWS report dated January 19, 2023.