



City of San Antonio

Agenda Memorandum

Agenda Date: September 5, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

Zoning Case Z-2023-10700153 ERZD

SUMMARY:

Current Zoning: "MXD MSAO-1 MLOD-1 MLR-1 AHOD ERZD" Mixed Use Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District

Requested Zoning: "MXD MSAO-1 MLOD-1 MLR-1 AHOD ERZD" Mixed Use Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District for a Major Site Plan Amendment for a change from "MF-18" Limited Density Multi-Family District to "MF-33" Multi-Family District for 15 acres and "R-6" Residential Single-Family District to "R-6 PUD" Residential Single-Family Planned Unit Development District for 31.02 acres

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 5, 2023

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: Bitterblue/Rogers Water Interests, Ltd.

Applicant: Bitterblue, Inc.

Representative: Brown and McDonald PLLC

Location: Generally located in the 4000 block of North Loop 1604 West

Legal Description: 237.065 acres out of NCB 17701

Total Acreage: 237.065

Notices Mailed

Owners of Property within 200 feet: 122

Registered Neighborhood Associations within 200 feet: There are no registered Neighborhood Associations within 200 feet.

Applicable Agencies: Camp Bullis, Planning Department, San Antonio Water Systems

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 85090, dated December 30, 1996, and was zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 93853, dated April 26, 2001, to "SUP QD CC" Special Use Permit Quarry District with Special City Council Approval for Blasting and Asphaltic Concrete. A portion of the property was rezoned by Ordinance 2018-02-15-0147, dated February 15, 2018, to "MXD" Mixed-Use District. The remaining portion of the property was rezoned by Ordinance 2019-09-19-0793, dated September 29, 2019, to "MXD" Mixed Use District.

Code & Permitting Details

There is no relevant code enforcement history for the subject property.

COM-SIT-PMT23-40100100 (Commercial Sitework Permit) – March 2023

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: "OCL ERZD"

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: "R-6 ERZD"

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: "C-2 ERZD" and "R-6 PUD"

Current Land Uses: School

Direction: West

Current Base Zoning: "C-2 ERZD"

Current Land Uses: Vacant Lot

Overlay District Information:

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: North Loop 1604 West

Existing Character: None

Proposed Changes: None Known

Thoroughfare: Shavano Ranch

Existing Character: None

Proposed Changes: None Known

Public Transit: There is no public transit within walking distance of the subject 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: The minimum parking requirement for a 1 family dwelling is 1 per unit. There is no maximum parking requirement for 1 family dwelling.

The minimum parking requirement for multi-family units 33 units per acre is 1.5 per unit. The maximum parking requirement for multi-family units 33 units per acre is 2 per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “MXD” Mixed Use District provides a concentrated mix of residential, retail, service, and office uses.

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

The application is a Major Site Plan Amendment from “MF-18” Limited Density Multi-Family District to “MF-33” Multi-Family District for 15 acres and “R-6” Residential Single-Family District to “R-6 PUD” Residential Single-Family Planned Unit Development District for 31.02 acres.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located with the UTSA Regional Center but is not within ½ a mile from a Premium Transit Corridor

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

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 “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.
3. **Suitability as Presently Zoned:** The existing “MXD” Mixed Use 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 applicant is requesting a Major Site Plan Amendment for a change in permitted uses from “MF-18” Limited Density Multi-Family District to “MF-33” Multi-Family District and “R-6” Residential Single-Family District to “R-6 PUD” Residential Single-Family Planned Unit Development. The proposed rezoning requires a site plan which will provide the location of uses, any major amendments to the site plan after rezoning would require additional consideration. The request also provides more housing in the area, which is consistent with the Strategic Housing Implementation Plan for more residential options for all income levels.
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

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

- 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 Goal 5: High-density housing choices are available within the city's 13 regional centers and along its arterial and transit corridors.
- H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

Relevant Goals and Policies of the North Sector Plan may include:

- HOU-1.1 Consider innovative allowances in zoning amendments that promote a variety of housing types in the North Sector and embrace flexible standards, including, but not limited to: zero lot lines, clustering of development, and density bonuses as per the Sector Land Use Plan
- 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.
- LU-1.5 Promote flexibility and innovation in residential, business and recreational land uses through planned unit developments, conservation subdivisions, specific plans, mixed use projects, and other innovative development and land use planning techniques.

6. Size of Tract: The 237.065-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, JB SA 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 39% on the site. Reference SAWS report dated August 1, 2023.