



City of San Antonio

Agenda Memorandum

Agenda Date: October 21, 2021

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2021-10700184 ERZD

SUMMARY:

Current Zoning: “R-6 MLOD-1 MLR-2 ERZD” Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

Requested Zoning: “MF-18 MLOD-1 MLR-2 ERZD” Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 21, 2021

Case Manager: Kayla Leal, Senior Planner

Property Owner: Cedar Creek Joint Venture

Applicant: SAT Kyle Seale 10 Acres, LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 16000 Block of Kyle Seale Parkway

Legal Description: 20.0 acres out of CB 4552

Total Acreage: 20

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: San Antonio Water Systems

Property Details

Property History: The subject property was annexed into San Antonio City Limits on August 30, 2017, established by Ordinance 2017-08-31-0622, and was zoned the current "R-6" Residential Single-Family 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:

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning:

Current Land Uses: Vacant Land and Single-Family Residential

Direction: East

Current Base Zoning:

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning:

Current Land Uses: Vacant Land

Overlay District Information:

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:

None.

Transportation

Thoroughfare: Kyle Seale Parkway
Existing Character: Secondary Arterial Type A
Proposed Changes: None.

Public Transit: There are no nearby bus stops or routes.

Traffic Impact: A Traffic Impact Analysis (TIA) is required.

Parking Information: The minimum parking requirement for multi-family dwellings is 1.5 parking spaces per unit and the maximum is 2 parking spaces per unit.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: 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.

Proposed Zoning: Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 18 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center nor within close proximity to a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 “Suburban Tier” in the future land use component of the plan. The requested "MF-18" 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 "R-6" Residential Single Family District is an appropriate zoning for the property and surrounding area. The proposed "MF-18" Limited Density Multi-Family Residential zoning district is also appropriate along a secondary arterial.
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 North Sector Plan.

The following Goals from the North Sector Plan are met: 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. ED-1.1 Continue to locate higher density residential and compatible employment uses near the intersections of: • IH-10 / Loop 410

6. **Size of Tract:** The 20.00 acre site is of sufficient size to accommodate the proposed multi-family 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, JBBSA 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 for 9.5 acres of the property and a Category 1 for 809 acres of the property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 45% on the 18.4-acre portion located over the Edwards Aquifer Recharge Zone. Reference SAWS report dated August 25, 2021. The property is proposed for development of multifamily uses that shall not exceed 18 units per acre.

With 20 acres at 18 units per acre there could be a development of 360 units. The lot is currently vacant and the applicant is proposing to construct 300 dwelling units.