



City of San Antonio

Agenda Memorandum

Agenda Date: 8/19/2021

In Control: City Council

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z-2021-10700062 ERZD

SUMMARY:

Current Zoning: "C-3 UC-1 MLOD-1 MLR-2 ERZD" General Commercial IH-10/FM 1604 Urban Corridor
Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

Requested Zoning: "MF-40 UC-1 MLOD-1 MLR-2 ERZD" Multi-Family IH-10/FM 1604 Urban Corridor
Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 18, 2021

Case Manager: Kristie Flores, Planning Manager

Property Owner: La Cantera Hospitality Inc.

Applicant: Mountain Classic Real Estate Inc.

Representative: Killen, Griffin, & Farrimond, PLLC

Location: 6919 North Loop 1604 West

Legal Description: Lot 23, Block 1, NCB 14859, save and except 0.05 acres out of NCB 14859

Total Acreage: 3.050

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: San Antonio Water System, Camp Bullis

Property Details

Property History: The property was annexed by Ordinance 39197 dated February 24, 1971 as Temporary “R-1”. The property was rezoned from Temporary “R-1” to “B-3” Business District by Ordinance 42655, dated August 16, 1973. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B-3” converted to the current “C-3” General Commercial District.

Topography: The property is located within Edwards Aquifer Recharge Zone.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3”, “C-2”

Current Land Uses: Vacant, Multifamily Dwellings

Direction: East

Current Base Zoning: “C-3”

Current Land Uses: Strip Retail

Direction: South

Current Base Zoning: “UZROW”

Current Land Uses: Loop 1604

Direction: West

Current Base Zoning: “C-3”, “C-2”

Current Land Uses: Vacant, Multifamily Dwellings

Overlay and Special District Information:

"MLOD-1"

All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD-1" 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.

“UC”

The 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.

"ERZD"

All surrounding properties carry the "ERZD" Edwards Recharge Zone District. The "ERZD" 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”.

Transportation

Thoroughfare: Loop 1604

Existing Character: Expressway
Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 93, 605, 660

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information: The minimum parking requirement for a Multi-Family Dwelling is 1.5 spaces per unit.

ISSUE:
None.

ALTERNATIVES:

Current: C-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed: MF-40 allows a 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 40 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 located within the UTSA Regional Center and is within 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 the approval criteria below.

1. Consistency:

The subject property is located within the UTSA Regional Center Plan and is currently designated as “Regional Mixed Use” in the future land use component of the plan. The requested “MF-40” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found 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. The uses permitted by “MF-40” mitigate potential impacts currently permitted on the property in “C-3”.

3. Suitability as Presently Zoned:

The existing “C-3” General Commercial base zoning is an appropriate zoning district for the surrounding area. The proposed “MF-40” zoning is a more appropriate zoning for the area, as the “MF-40” acts as a buffer between the large thoroughfare and the nearby existing residential uses. The proposed change would allow additional housing in close proximity to major employment centers and bus routes, and allows reuse of a former Staybridge Suite.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare. The recommendations of the San Antonio Water System report assist in mitigating potential environmental impact.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the UTSA Regional Center Plan:

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.

Goal 2: Neighborhood Character: Maintain and enhance the character and appeal of established residential neighborhoods within the UTSA Area with attractive streetscapes and compatible development and design.

- Recognize existing neighborhoods and residential subdivisions as areas that provide stability to the area.
- Encourage residential design that reflects the unique character, climate, and culture of San Antonio so that sustainable, energy-efficient planning, design, and lifecycle costs are championed and incentivized in design criteria.
- Protect the character by discouraging commercial and high-density encroachment within the neighborhoods.
- Utilize appropriate buffers between existing residential neighborhoods and new higher-density development.

6. Size of Tract:

The subject property is approximately 3.050 acres, which would adequately support the requested residential uses.

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.

SAWS Recommendation is that impervious cover shall not exceed the existing 47% on site.