



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: {{item.number}}

Agenda Date: September 7, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:
ZONING CASE Z-2021-10700129 ERZD

SUMMARY:

Current Zoning: "C-3R AHOD ERZD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay Edwards Recharge Zone District and "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District

Requested Zoning: "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay Edwards Recharge Zone District and "MF-18 AHOD ERZD" Limited Density Multi-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 7, 2021

Case Manager: Joyce Palmer, Senior Planner

Property Owner: Capital Foresight Ltd Partnership

Applicant: Bjorn Boentges, LJA Engineering, Inc

Representative: Bjorn Boentges, LJA Engineering, Inc

Location: Generally located in the 5000 Block of North Loop 1604 East

Legal Description: 4.73 acres out of NCB 17726

Total Acreage: 4.73

Notices Mailed

Owners of Property within 200 feet: 41

Registered Neighborhood Associations within 200 feet: none

Applicable Agencies: Planning Department, SAWS

Property Details

Property History: The subject property was annexed into the city by Ordinance 83132, dated December 30, 1995 and was originally zoned Temporary “R-1” Single-Family Residence District. The property was rezoned to “B-3R” Restrictive Business District by Ordinance 86429, dated August 14, 1997. The previous “B-3R” district converted to the current “C-3R” General Commercial Restrictive Alcoholic Sales District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “QD S” “C-2”

Current Land Uses: Quarry, vacant land

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Vacant land

Direction: South

Current Base Zoning: “PUD RM-5”

Current Land Uses: Single-family dwellings

Direction: West

Current Base Zoning: “C-2” “C-3R” and “C-3R S”

Current Land Uses: Restaurant, storage, office, veterinary clinic

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". 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.

Special District Information:

None.

Transportation

Thoroughfare: North Loop 1604 East

Existing Character: State highway

Proposed Changes: None

Public Transit: There are no VIA bus routes within walking distance of the subject property; subject property is within VIA Link pilot zone.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The minimum parking requirement for multifamily dwelling units is 1.5 spaces per unit.

ISSUE:

None

ALTERNATIVES:

Current Zoning: C-3R districts are identical to C-3 districts except that the sale of alcoholic beverages for on-premises consumption is prohibited.

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 property is not within a regional center or 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 “Suburban Tier.” The requested “MF-18” 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 requested “MF-18” matches the character of the surrounding area, and will provide a buffer between the nearby highway and lower-density residential uses to the south of the property.
- 3. Suitability as Presently Zoned:** The current “C-3R” is not consistent with the future land use designation of “Suburban Tier.” The proposed “MF-18” Limited Density Multi-Family District is an appropriate zoning for the property and surrounding area. The requested “MF-18” is consistent with the future land use designation and provides additional housing in the area, as well as provide a buffer between the state highway and lower density residential uses, as recommended by the North Sector Plan.
- 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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the North Sector Plan: HOU-1.2- Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector. 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. LU 1.3- Promote a variety of housing types, including apartments, lofts, condominiums, townhouses and single family attached and detached housing between Loop 1604 and Loop 410.
- 6. Size of Tract:** The subject property is 4.73 acres, which could reasonably accommodate multi-family dwelling units.
- 7. Other Factors** Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 2 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 July 27, 2021. At an acreage of 4.73 and a density of 18 units per acre, the maximum number of units is 85.