



City of San Antonio

Agenda Memorandum

Agenda Date: May 3, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2021-10700340 ERZD

SUMMARY:

Current Zoning: "C-2 ERZD" Commercial Edwards Recharge Zone District

Requested Zoning: "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 3, 2022. This case is continued from the March 15, 2022 and April 5, 2022 Zoning hearing.

Case Manager: Mirko Maravi, Planning Coordinator

Property Owner: Four Lane Investments, LLC

Applicant: Woodmont Company

Representative: Brown & Ortiz, PC

Location: 13930 FM 1560 North

Legal Description: 5.1948 acres out of NCB 14867

Total Acreage: 5.1948 Acres

Notices Mailed

Owners of Property within 200 feet: 37

Registered Neighborhood Associations within 200 feet: No Neighborhood Association

Applicable Agencies: SAWS, TxDOT

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 39197, dated February 24, 1971 and zoned Temporary "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District. The property was rezoned by ordinance 2007-06-07-0669 from "R-6" Residential Single Family to "C-2" Commercial 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: "C-2"

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Residential Single-Family

Direction: East

Current Base Zoning: "MF-18"

Current Land Uses: Apartments

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Residential Single-Family

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: None.

Transportation

Thoroughfare: FM 1560

Existing Character: Expressway / Secondary Arterial A

Proposed Changes: None Known

Public Transit: There are no bus routes within walking distance of the subject property.

Routes Served: N/A

Traffic Impact: TIA not required. "Preliminary Review Only - Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting

Parking Information: The minimum parking requirement for multi-family is 1.5 spaces per unit.

ISSUE: None.

ALTERNATIVES:

Current Zoning: "C-2" Commercial District which accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining

Proposed Zoning: "MF-18" Limited Density Multi-Family District allows multi-family up to 18 units per acre.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the UTSA Regional Center but is not within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and SAWS recommend Approval. The recommended impervious cover limitation is no more than 50%.

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" Limited Density Multi-Family 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. The surrounding zoning is “C-2” Commercial District and “MF-18” Limited Density Multi-Family District.

3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District is appropriate zoning for the property and surrounding area. The proposed “MF-18” Limited Density Multi-Family District is also an appropriate zoning for the property and surrounding area. It provides a suitable transition to the existing residential and commercial zoning and uses in the area.
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 appears to not conflict with the following goals, principles, and objectives of the North Sector Plan:
 - Goal HOU-1: Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.
 - 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 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.
 - Goal HOU-2: High density housing is developed near post-secondary education facilities, principal and arterials transportation routes, and major employment areas.
 - HOU 2.3 Utilize High Density Residential as a buffer between principal and arterial roadways/ Non-residential (i.e. office, retails, commercial uses) and lower density residential housing.
 - 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.
6. **Size of Tract:** The 5.1948-acre site is of sufficient size to accommodate the proposed limited density multi-family development.
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 February 23, 2022.

The applicant seeks to rezone for multi-family development at a density of 18 units per acre which would allow approximately 94 units.

