



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** September 15, 2022

**In Control:** City Council Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

ZONING CASE Z-2022-10700057 ERZD

**SUMMARY:**

**Current Zoning:** “C-3 ERZD” General Commercial Edwards Recharge Zone District, “C-2 ERZD” Commercial Edwards Recharge Zone District, and “C-2 PC-1 ERZD” Commercial Bulverde Road Preservation Corridor Edwards Recharge Zone District

**Requested Zoning:** "MF-25 PC-1 ERZD" Low Density Multi-Family Bulverde Road Preservation Corridor Edwards Recharge Zone District and “MF-25 ERZD” Low Density Multi-Family Edwards Recharge Zone District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** June 7, 2022

**Case Manager:** Mirko Maravi, Planning Coordinator

**Property Owner:** BUL – 1604, LTD

**Applicant:** Cameron Conner

**Representative:** Brown & Ortiz, PC

**Location:** 17934 North Loop 1604 East

**Legal Description:** 21.09 acres out of NCB 17728

**Total Acreage:** 21.09 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 16

**Registered Neighborhood Associations within 200 feet:** N/A

**Applicable Agencies:** San Antonio Water System

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 61611 dated December 29, 1985, and zoned "Temporary R-1" Single Family District. The property was annexed into the City of San Antonio by Ordinance 83137, dated December 30, 1995 and zoned "Temporary R-1" Single Family District. The property was annexed into the City of San Antonio by Ordinance 87821, dated July 4, 1998 and zoned "Temporary R-1" Single Family District. The subject property was partially rezoned by Ordinance 67512 dated July 14, 1988. The subject property was partially rezoned by Ordinance 84945, dated October 10, 1996 to the "B-3" Business District. The subject property was partially rezoned by Ordinance 88787, dated November 12, 1998 to the "QD" Quarry. The subject property was partially rezoned by Ordinance 94224 dated June 28, 2001 to the "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the subject property zoned "B-2" Business District converted to the current "C-2" Commercial District, "B-3" Business District converted to the current "C-3" General 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

**Direction:** South

**Current Base Zoning:** "UZROW"

**Current Land Uses:** 1604

**Direction:** East

**Current Base Zoning:** "C-3"

**Current Land Uses:** Commercial/Vacant

**Direction:** West

**Current Base Zoning:** "C-2"

**Current Land Uses:** Commercial

**Overlay District Information:**

**"ERZD"**

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”.

“PC-1”

The “PC-1” Bulverde Road Preservation Corridor provides development standards for properties located within 300 feet of Bulverde Road between Loop 1604 and Evans Road. Preservation Corridors follow roadways having unique historical significance, natural vistas and unique scenic environments, in order to protect these assets from visual blight. The development standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

**Special District Information:** N/A.

### **Transportation**

**Thoroughfare:** Bulverde Road

**Existing Character:** Principal

**Proposed Changes:** None Known

**Thoroughfare:** North Loop 1604 East

**Existing Character:** Major Highway

**Proposed Changes:** None Known

**Public Transit:** There are no routes within walking distance.

**Routes Served:** N/A

**Traffic Impact:** A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

**Parking Information:** Parking requirements for dwelling is 1.5 space for every unit.

**ISSUE:** None.

### **ALTERNATIVES:**

Current Zoning: “C-2” Commercial districts allow 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

“C-3” General Commercial districts 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 Zoning: The “MF-25” Low Density Multi-Family District allows multi-family development at a maximum density of 25 units per acre.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

Subject property is located within ½ a mile from the Stone Oak Regional Center.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff, SAWS and Zoning Commission recommend Approval.

SAWS recommends no more than 50% impervious cover on the subject property.

**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 “Regional Center” in the future land use component of the plan. The requested “MF-25” 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. Surrounding properties are zoned “C-2” Commercial and “C-3” General Commercial.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District and “C-3” General Commercial are an appropriate zoning for the property and surrounding area. The proposed “MF-25” Low Density Multi-Family Residential District is also an appropriate zoning for the area. The proposed housing breaks up the existing commercial properties and offers a housing option for the area. The proposed MF-25” Low Density Multi-Family is also ideal in close proximity, and with access to Loop 1604 a major highway.
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.

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 arterial 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, retail, 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 21.09-acre site is of sufficient size to accommodate the proposed residential 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 May 12, 2022.

Based on 21.09 acres the applicant can develop a maximum density of 527 units.