



City of San Antonio

Agenda Memorandum

Agenda Date: January 18, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

ZONING CASE Z-2021-10700268 ERZD

(Associated Plan Amendment PA-2021-11600094)

SUMMARY:

Current Zoning: "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

Requested Zoning: "MF-40 MLOD-1 MLR-2 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 18, 2022

Case Manager: Richard Bautista-Vazquez, Planner

Property Owner: CIRI Sonterra 281 LLC

Applicant: CIRI Sonterra 281 LLC

Representative: Brown & Ortiz, PC

Location: Generally located in the 1400 Block of East Sonterra Boulevard

Legal Description: 9.041 acres out of NCB 17225

Total Acreage: 9.041

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: No registered HOA

Applicable Agencies: SAWS, Camp Bullis

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 57129, dated July 31, 1983 and zoned "Temp R-1" Single Family Residential District. Ordinance 60181, dated January 31, 1985 rezoned the property to "B-3 Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property converted to "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-3"

Current Land Uses: Storage Facility, Health Clinic

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Hotel

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Vacant Lot, Walmart

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Hospital

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 "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.

Special District Information: None.

Transportation

Thoroughfare: East Sonterra Boulevard

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Public Transit: There is one (1) VIA bus route within walking distance.

Traffic Impact: Sonterra is identified on the City's Major Thoroughfare Plan as (Secondary Arterial Type A 86' ROW). ROW dedication and improvement may be required. Arterials require min. 48' pavement - 24' from centerline. Per UDC Table 506-3, note 5 bike facilities are required on all arterials along with sidewalks.

Parking Information: The minimum parking requirements for Multi-Family Dwellings is 1.5 per unit.

ISSUE: None.

ALTERNATIVES:

Current Zoning: "C-3" General Commercial 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 Zoning: "MF-40" Multi-Family District allows multi-family dwellings up to 40 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Greater Airport Area Regional Center and is within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 “Regional Center” in the future land use component of the plan. The requested “MF-40” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Mixed Use”. Staff and Planning Commission recommend Approval.
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 “C-3” General Commercial District is an appropriate zoning for the property and surrounding area. The proposed “MF-40” Multi-Family is also appropriate for the area and along a major highway like Loop 1604 and provides a transition to the “C-3” Commercial District. The multi-family development will also provide an alternate housing option for 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 request does not appear to conflict with any public policy objective of the North Sector Plan.

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.

6. **Size of Tract:** The 9.041 acre site is of sufficient size to accommodate the proposed multi-family development.
7. **Other Factors:** The property is currently designated as a Category 1. Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends approval of the proposed land use. Should the City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The applicant is proposing multi-family dwelling development with up to 302 dwelling units.