



City of San Antonio

Agenda Memorandum

Agenda Date: May 16, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

ZONING CASE Z-2023-10700069 ERZD

SUMMARY:

Current Zoning: "C-3 UC-1 MLOD-1 MLR-1 AHOD ERZD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Aquifer Recharge Zone District and "I-1 UC-1 MLOD-1 MLR-1 AHOD ERZD" General Industrial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Aquifer Recharge Zone District

Requested Zoning: "MF-33 UC-1 MLOD-1 MLR-1 AHOD ERZD" Multi-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Aquifer Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 16, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: ALC Ranch, Ltd.

Applicant: ALC Ranch, Ltd.

Representative: Ortiz McKnight, PLLC

Location: Generally located in the 4800 block of North Loop 1604

Legal Description: Lots 3, 4, 5, Block 103, NCB 18612

Total Acreage: 12.326 acres

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: San Antonio Water System (SAWS)

Property Details

Property History: A portion of the subject property was annexed into the City of San Antonio by Ordinance 61616 dated December 29, 1985 and a portion of the subject property was annexed into the City of San Antonio by Ordinance 66021 dated December 30, 1987, and originally zoned Temporary "R-1" Single-Family Residence District. Both portions of the property were rezoned by Ordinance 83313 dated December 15, 1995, to "B-3" Business District and "I-1" Light Industry District. With the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001 the portion of the property zoned "B-3" Business District converted to the current "C-3" General Commercial District and the portion of the property zoned "I-1" Light Industry District converted to the current "I-1" General Industrial District.

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: "C-3", "C-3 CD S", UZROW

Current Land Uses: Vacant

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Gym, Window Supplier, Audio Visual Consultant

Direction: East

Current Base Zoning: "C-3NA", "C-1"

Current Land Uses: Bank, church, paint store, computer software business

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: Vacant, dog spa

Overlay District Information:

The "UC-1" IH-10/FM 1604 Urban Corridor 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.

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.

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.

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:

No special district information.

Transportation

Thoroughfare: Lockhill Selma

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Thoroughfare: North Loop 1604 West

Existing Character: Interstate Highway

Proposed Changes: None Known

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

Routes Served: NA

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

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

“I-1” General Industrial Districts accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

Proposed Zoning: Any uses permitted in MF-25 but with a maximum density of 33 units per acre for MF-33, 40 units per acre for MF-40, 50 units per acre for MF-50 and 65 units per acre for MF-65.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the UTSA Area Regional Center but is not within a ½ mile of 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 UTSA Area Regional Center and is currently designated as “Employment Flex Mixed Use” in the future land use component of the plan. The requested “MF-33” 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 property fronts an interstate highway and a secondary arterial which is an appropriate placement for higher density development.
3. **Suitability as Presently Zoned:** The current “I-1” General Industrial District is an appropriate zoning for the property and surrounding area. The proposed “MF-33” Multi-Family District is also appropriate. The property is placed and sized to adequately accommodate the proposed development. The proposed multi-family residential development aligns with the existing development pattern of the area. Additionally, the proposal is consistent with the goals of the

Strategic Housing Implementation Plan which encourages diverse housing options for all income levels.

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 objectives of the SA Tomorrow UTSA Area Regional Center Plan:
 - Goal 1: Housing: Support diverse, affordable, and abundant housing options with an emphasis on of the UTSA Area.
 - o Encourage development of a variety of housing types, sizes, costs, and densities.
 - o Encourage mixed-use development with connections to existing residential areas, employment, recreational amenities, transit, and retail.
 - o 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.
6. **Size of Tract:** The subject property is 12.326 Acres, which can reasonably accommodate the proposed residential development.
7. **Other Factors:** The applicant intends to rezone to “MF-33” to develop multi-family apartments with a density of 33 units per acre. This would allow a maximum density of 407 units on this property.

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 22, 2022.

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.