



City of San Antonio

Agenda Memorandum

File Number:20-6410

Agenda Item Number: 3.

Agenda Date: 11/3/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2020-10700121 ERZD

SUMMARY:

Current Zoning: "C-2 ERZD" Commercial Edwards Recharge Zone District, "O-1 ERZD" Office Edwards Recharge Zone District and "O-2 ERZD" High-Rise Office Edwards Recharge Zone District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 3, 2020

Case Manager: Victoria Castro, Planner

Property Owner: Frank J. Sitterle and Jeffery E. Buell

Applicant: Killen, Griffin and Farrimond, PLLC

Representative: Killen, Griffin and Farrimond, PLLC

Location: Generally located in the 18000 block of Emerald Forest Drive

Legal Description: 18.588 acres out of NCB 17727

Total Acreage: 18.588

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Emerald Forest Neighborhood Association

Applicable Agencies: San Antonio Water System and Texas Department of Transportation

Property Details

Property History: The property was annexed by Ordinance 61611 on December 30, 1985 and Ordinance 92904 on December 31, 2000 and zoned “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 “R-6” Residential Single-Family District. The subject property was rezoned by Ordinance 2007-01-04-0045 dated January 4, 2007, from “R-6” Residential Single-Family District to "C-2" Commercial, "O-1” Office District and "O-2" High-Rise Office 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: “R-6”

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: “O-2”

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: “C-2” and “ROW”

Current Land Uses: Vacant Land and North Loop 1604 East

Direction: West

Current Base Zoning: “C-2” and “R-6”

Current Land Uses: Calvary Church and Vacant Land

Overlay and Special District Information:

"ERZD"

All surrounding properties carry the "ERZD" Edwards Recharge Zone District. The "ERZD" 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”.

Transportation

Thoroughfare: Emerald Forest

Existing Character: Local

Proposed Changes: None Known

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

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 a Professional Office is 1 parking space per 300 square foot of Gross Floor Area.

ISSUE:

None.

ALTERNATIVES:

Current:

The current zoning district designation of “O-1” accommodates small and medium office uses, banks, worship facilities, public and private school, employment agency, library, medical clinic, optician, interior decorator studio. Maximum building size is 10,000 square feet for individual buildings. Outdoor display or sale of merchandise is prohibited.

The current zoning district designation of “O-2” provides for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

The current zoning district designation of “C-2” 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: The proposed zoning district designation of “MF-18” allows 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 within a Regional Center and is not within 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 the approval criteria below.

1. Consistency:

The subject property is located within the North Sector Plan and is currently designated as “Suburban Tier” in the land use component of the plan. The requested “MF-18” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use will establish a consistent development pattern that will compliment the surrounding “R-6” Residential Single-Family, while providing a different housing option.

3. Suitability as Presently Zoned:

The existing “O-1” Office, “O-2” High-Rise Office District and “C-2” Commercial base zoning districts are appropriate for the surrounding area. However, the proposed “MF-18” consolidates the zoning and use of the property. Additionally, multi-family is appropriate along a local collector street, such as Emerald Forest from 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, which encourages the following:

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.

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.

6. Size of Tract:

The 18.588 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 1 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 55% on the site. Reference SAWS report dated October 9, 2020.

The applicant is requesting to rezone to “MF-18” for a Multi-Family development. At a density of 18 units per acre, the total number of units that could be developed is 335.