



City of San Antonio

Agenda Memorandum

File Number:21-4553

Agenda Item Number: 2.

Agenda Date: 7/6/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT: Zoning Case Z-2020-10700303 ERZD

SUMMARY:

Current Zoning: "C-1 ERZD" Light Commercial Edwards Recharge Zone District, "C-2 ERZD" Commercial Edwards Recharge Zone District, "C-3 ERZD" General Commercial Edwards Recharge Zone District and "C-3 UC-1 ERZD" General Commercial IH-10/FM 1604 Urban Corridor Edwards Recharge Zone District

Requested Zoning: "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District, and "MF-18 UC-1 ERZD" Limited Density Multi-Family IH-10/FM 1604 Urban Corridor Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 6, 2021

Case Manager: Azadeh Sagheb, Senior Planner

Property Owner: H Kyle Seale Family Properties, LTD. (through its GP, Encino Grande, LLC- Daniel Seale, Director)

Applicant: Fulton Development Group, LLC (c/o Michael M. Fulton II)

Representative: Brown Ortiz, PC

Location: 13985 North FM 1560

Legal Description: 34.263 acre out of NCB 14866

Total Acreage: 34.263

Notices Mailed

Owners of Property within 200 feet: 63

Registered Neighborhood Associations within 200 feet: None

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

Property Details

Property History: A portion of the property was annexed into the City of San Antonio by Ordinance 39197, dated February 24, 1971 and another portion was annexed by Ordinance 101603, dated December 30, 2005, and was originally zoned “B-1” Business District, “B-2” Business District, and “B-3” Business District. The subject property converted from “B-1”, “B-2” and “B-3” to the current “C-1”, “C-2” and “C-3” with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001.

Topography: A portion of subject property is located with the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “DR”

Current Land Uses: Single-family dwellings

Direction: South

Current Base Zoning: “R-6”, “C-2” & “MF-18”

Current Land Uses: Single-family dwellings, Industrial Shop & Apartments

Direction: East

Current Base Zoning: “DR”

Current Land Uses: Single-family dwellings

Direction: West

Current Base Zoning: “UZROW” & “C-3”

Current Land Uses: Highway, Vacant Lot

Overlay and Special 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.

“UC”

The 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.

Transportation

Thoroughfare: Loop N 1604 W

Existing Character: Highway

Proposed Changes: None

Thoroughfare: FM 1560 N

Existing Character: Secondary Arterial Type A

Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes Served: 660

Traffic Impact: A Traffic Impact Analysis (TIA) is required. Per UDC Table 506-3, note 5 bike facilities are required on all arterials along with sidewalks. ROW dedication and improvement may be required along Sonoma Pkwy.

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

ISSUE:

None.

ALTERNATIVES:

Current: “C-1” Light Commercial Districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The current “C-2” Commercial District permits community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses include liquor stores, auto and light truck oil, lube, appliance sales and repair, and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The current “C-3” General Commercial District permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance.

Proposed: The proposed “MF-18” Limited Density Multi-Family District is the designation for multi-family use with a maximum density of up to eighteen (18) units per acre, depending on unit size. An "MF-18" district designation may be applied to a use in a multi-family residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which limited density multi-family use is desired.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center nor is it located 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 future land use component of the plan. The requested “MF-18” base zoning 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 “MF-18” zoning is consistent with the existing “MF-18”, “MF-25” and “MF-33” multifamily dwelling units in the area. It is also appropriate for the surrounding neighborhood consists of community facilities.

3. Suitability as Presently Zoned:

The current “C-1”, “C-2” and “C-3” are appropriate zonings for the property and surrounding area. The proposed “MF-18” Limited Density Multi-Family is also appropriate for the area, and it also acts as a buffer to the single-family residential dwelling units located to the rear of the property. It also creates diverse housing stock opportunity along Loop 1604 and near the education facilities.

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 does not appear to 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.

Strategies:

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 arterial transportation routes, and major employment areas.

Strategies:

HOU-2.1 Focus High Density Residential near activity centers.

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 subject property is 34.263 acres, which could reasonably accommodate the requested multifamily residential uses.

7. Other Factors:

The subject property is located within the Edwards Recharge Zone District. SAWS recommends 57% impervious cover.

The proposed zoning change is requested to allow for the construction of multifamily on the vacant lots that shall not exceed 18 units per acre. At an acreage of 34.263 acres, a total of up to 617 dwelling units could be developed.