



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-6788

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 9/17/2019

**Title:** ZONING CASE Z-2019-10700195 CD ERZD (Council District 9): A request for a change in zoning from "R-6 MLOD-1 MLR-2 ERZD" Residential Single Family Camp Bullis Military Overlay Military Lighting Region 1 Edwards Recharge Zone District to "R-6 CD MLOD-1 MLR-2 ERZD" Residential Single Family Camp Bullis Military Overlay Military Lighting Region 1 Edwards Recharge Zone District with Conditional Use to allow for an assisted living facility with up to sixteen (16) residents on Lot 1 and the West 45 Feet of Lot 2, NCB 14843, located at 2104 Pipestone Drive. Staff recommendation Pending. (Dominic Silva, Senior Planner, (210) 207-0120, dominic.silva@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**  
Zoning Case Z-2019-10700195 CD ERZD

**SUMMARY:**

**Current Zoning:** "R-6 MLOD-1 MLR-2 ERZD" Residential Single Family Camp Bullis Military Overlay Military Lighting Region 1 Edwards Recharge Zone District

**Requested Zoning:** "R-6 CD MLOD-1 MLR-2 ERZD" Residential Single Family Camp Bullis Military Overlay Military Lighting Region 1 Edwards Recharge Zone District with Conditional Use to allow for an Assisted Living Facility with up to sixteen (16) residents

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 17, 2019

**Case Manager:** Dominic Silva, Senior Planner

**Property Owner:** SEV, Inc.

**Applicant:** Samuel & Elena Vesa

**Representative:** Samuel & Elena Vesa

**Location:** 2104 Pipestone Drive

**Legal Description:** Lot 1 and the West 45 Feet of Lot 2, NCB 14843

**Total Acreage:** 0.4649

**Notices Mailed**

**Owners of Property within 200 feet:** 22

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

**Applicable Agencies:** Lackland AFB

**Property Details**

**Property History:** The subject properties were annexed by Ordinance 41429, dated October 25, 2019. The subject properties were originally zoned Temporary "R-1" Single Family Residence District and converted to the current "R-6" Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

**Topography:** The subject property is not located within the 100-year flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "R-6"

**Current Land Uses:** Residential

**Direction:** East

**Current Base Zoning:** "R-6"

**Current Land Uses:** Residential

**Direction:** South

**Current Base Zoning:** "R-6"

**Current Land Uses:** Residential

**Direction:** West

**Current Base Zoning:** "R-6"

**Current Land Uses:** Residential

**Overlay and Special District Information:**

"MLOD-1"

All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD-1" 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.

"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:** Pipestone Drive

**Existing Character:** Local

**Proposed Changes:** None Known

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

Routes Served: 502.

**Thoroughfare:** Parkstone Boulevard

**Existing Character:** Local

**Proposed Changes:** None Known

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

Routes Served: 502.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required.

**Parking Information:** Assisted living facility with 7 or more residents: 0.3 per resident plus 1 space for each employee

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The present zoning district designation of “R-6” Residential Single-Family District provides areas for medium to high-density residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing a mixture of single-family, two-family and multi-family dwellings and open space where similar residential development seems likely to occur. The district regulations are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the area by requiring flexible yard and area standards. Mixed residential districts provide flexible density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas.

**Proposed:** The proposed “R-6 CD” allows all of the above in addition to an assisted living facility for up to sixteen (16) residents.

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is located within ½ a mile of the Stone Oak Regional Center and within a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommendation Pending.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is located within the North Sector Plan, and is currently designated as “Surburban Tier” in the future land use component of the plan. The requested “R-6” is consistent with the adopted land use designation.

**2. Adverse Impacts on Neighboring Lands:**

**3. Suitability as Presently Zoned:**

**4. Health, Safety and Welfare:**

**5. Public Policy:**

**6. Size of Tract:**

The subject property is 0.4649 acres.

**7. Other Factors:**

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBS was notified of the proposed request.