



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-7571  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 10/15/2019  
**Title:** ZONING CASE Z-2019-10700181 ERZD (Council District 8): A request for a change in zoning from "R-6 UC-1 MLOD-1 MLR-1 AHOD ERZD" Residential Single-Family Loop N 1604 W Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 UC-1 MLOD-1 MLR-1 AHOD ERZD" Commercial Loop N 1604 W Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District on 0.496 acres out of NCB 17700, located at 4545 North Loop 1604 West. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Location Map, 2. SAWS Report, 3. SAWS Report Revised Attachment 10.14.19

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**  
Zoning Case Z-2019-10700181 ERZD

**SUMMARY:**  
**Current Zoning:** "R-6 UC-1 MLOD-1 MLR-1 AHOD ERZD" Residential Single-Family Loop N 1604 W Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District

**Requested Zoning:** "C-2 UC-1 MLOD-1 MLR-1 AHOD ERZD" Commercial Loop N 1604 W Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** October 15, 2019

**Case Manager:** Michael Pepe, Planner

**Property Owner:** Hope Center Church, Inc

**Applicant:** Aaron Staas, PE

**Representative:** Aaron Staas, PE

**Location:** 4545 North Loop 1604 West

**Legal Description:** 0.496 acres out of NCB 17700

**Total Acreage:** 0.496

**Notices Mailed**

**Owners of Property within 200 feet:** 12

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Camp Bullis, Texas Department of Transportation, San Antonio Water Systems

**Property Details**

**Property History:** The property was zoned "Temporary R-1" upon being annexed into the City on October 10, 1986, according to Ordinance 61616. The property zoned "Temporary R-1" was converted to "R-6" Residential Single Family District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001.

**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-2"

**Current Land Uses:** Church

**Direction:** East

**Current Base Zoning:** "C-3"

**Current Land Uses:** Retail Store

**Direction:** West

**Current Base Zoning:** "C-3"

**Current Land Uses:** Strip Center Retail

**Direction:** South

**Current Base Zoning:** "UZROW"

**Current Land Uses:** Loop 1604

**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:** Loop 1604

**Existing Character:** Highway

**Proposed Changes:** None Known

**Public Transit:** There are no VIA bus routes within walking distance.

**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:** There is no parking minimum for the proposed access driveway.

### **ISSUE:**

None.

### **ALTERNATIVES:**

**Current:** Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

**Proposed:** C-2 districts accommodate 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

### **FISCAL IMPACT:**

None.

### **PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is part of the UTSA Regional Center but 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 "Mixed Use Center" in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the "Mixed Use Center" 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.

**3. Suitability as Presently Zoned:**

The current “R-6” Residential Single Family District is not an appropriate zoning for the property and surrounding area. The property, as an access driveway for commercial businesses and a church, is not suited as a residential parcel. The surrounding parcels have already been developed as retail. The proposed “C-2” Commercial District would be more appropriate for this commercial 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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the North Sector Plan

ED-1.3 Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.

**6. Size of Tract:**

The subject property is 0.496 acres, which could reasonably accommodate commercial uses.

**7. Other Factors:**

The zoning request would allow the property owner, Hope Center Church, to allow legal easement across this existing driveway, to neighboring businesses.

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.

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 existing impervious cover is not expanded.