City of San Antonio

Agenda Memorandum

File Number: 19-8501

Agenda Item Number: Z-21.

Agenda Date: 12/5/2019

In Control: City Council A Session

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 and Zoning Commission (10-0) recommend 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.