



City of San Antonio

Agenda Memorandum

Agenda Date: November 19, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

ZONING CASE Z-2024-10700243 S ERZD

SUMMARY:

Current Zoning: x

Requested Zoning:

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: x

Case Manager: x

Property Owner: x

Applicant: x

Representative: x

Location: x

Legal Description: x

Total Acreage: x

Notices Mailed

Owners of Property within 200 feet: x

Registered Neighborhood Associations within 200 feet: x

Applicable Agencies: x

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 86864, dated December 30, 1997, and zoned “B-3 NA” Business Nonalcoholic Sales District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B-3 NA” Business Nonalcoholic Sales District converted to the current “C-3 NA” General Commercial Nonalcoholic Sales District.

Code & Permitting Details: There is no code enforcement of permitting history for the subject property.

Topography: x

Adjacent Base Zoning and Land Uses

Direction: x

Current Base Zoning: x

Current Land Uses: x

Direction: x

Current Base Zoning: “C-3 NA”

Current Land Uses: x

Direction: x

Current Base Zoning: x

Current Land Uses: x

Direction: x

Current Base Zoning: x

Current Land Uses: x

Overlay District Information:

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”.

Special District Information:

N/A

Transportation

Thoroughfare: Western Oak Drive

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Western Road

Existing Character: Local

Proposed Changes: None known.

Public Transit: There are no VIA bus routes within a ½ mile of the subject property.

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for a wireless communication system is 1 parking space per employee.

ISSUE:

x

ALTERNATIVES:

Current Zoning: C-3NA districts are identical to C-3 districts except that the sale of alcoholic beverages is prohibited.

Proposed Zoning: C-3NA districts are identical to C-3 districts except that the sale of alcoholic beverages is prohibited.

The “S” Specific Use Authorization is for a Wireless Communication System within the ERZD (recharge zone).

FISCAL IMPACT:

x

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

x

RECOMMENDATION:

Staff Analysis and Recommendation: x

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

1. **Consistency:** x

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

3. **Suitability as Presently Zoned:** x

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

5. **Public Policy:** x Relevant Goals and Policies of the SA Comprehensive Master Plan may include:

- **GCF Goal 7:** Development practices that minimize, mitigate or avoid negative impacts on the city's natural resources, water supply, water quality, surface waterways and air quality.
- **GCF Goal 5:** Growth and city form support improved livability in existing and future neighborhoods.

Relevant Goals and Policies of the North Sector Plan may include:

- **Goal NR-1:** Edwards Aquifer Recharge and Contributing Zones are protected as the City's primary potable water source.
- **Goal LU-1:** Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.

6. Size of Tract: x

- 7. Other Factors:** The zoning change request is to allow for the development of a wireless communication system within the ERZD.

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 with no impervious cover requirement. The cell tower and equipment cabinet are existing and the applicant is only proposing to add an antenna to the existing site. Reference SAWS report dated October 29, 2024.

The Specific Use Authorization in this case is a requirement of the Code for properties within the Edwards Recharge Zone District, which allows San Antonio Water System (SAWS) to examine the proposed use of the property and its conformity with SAWS requirements.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.