



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 7, 2023

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 9

**SUBJECT:**  
ZONING CASE Z-2023-10700339 CD ERZD

**SUMMARY:**

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

**Requested Zoning:** "R-6 CD MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Overlay District Military Lighting Region 2 Edwards Recharge Zone District with a Conditional Use for an Assisted Living Facility with up to 16 residents with a Major Site Plan Amendment to increase the building square footage

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 5, 2023

**Case Manager:** Kellye Sanders, Planning Coordinator

**Property Owner:** SEV, Inc

**Applicant:** Pipestone Place Assisted Living

**Representative:** Pipestone Place Assisted Living

**Location:** 2104 Pipestone Drive

**Legal Description:** Lot 1 and the west 45 feet of Lot 2, Block 31, NCB 14843

**Total Acreage:** 0.4649

**Notices Mailed****Owners of Property within 200 feet:** 19**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Camp Bullis, Planning Department, SAWS**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio on December 26, 1972 by Ordinance 41429 and zoned Temporary "R-1" Single Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single Family Residence District converted to "R-6" Residential Single-Family District. The property was rezoned by Ordinance 2019-12-05-1026, dated December 5, 2019, to the current "R-6 CD" Residential Single-Family with a Conditional Use for an Assisted Living Facility with up to 16 residents.

**Code & Permitting Details:**

There is no code enforcement or permitting history for the subject property.

**Topography:** The property does not include any abnormal physical features such as slope or incursion in a floodplain.

**Adjacent Base Zoning and Land Uses****Direction:** North**Current Base Zoning:** R-6**Current Land Uses:** Single-Family Residential**Direction:** South**Current Base Zoning:** UZROW**Current Land Uses:** Green Space, Electric Easement**Direction:** East**Current Base Zoning:** R-6**Current Land Uses:** Single-Family Residential**Direction:** West**Current Base Zoning:** R-6**Current Land Uses:** Single-Family Residential**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".

The "MLOD-1" Camp Bullis Military Lighting Overlay District 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.

**Special District Information:**

N/A

**Transportation**

**Thoroughfare:** Pipestone Drive

**Existing Character:** Local

**Proposed Changes:** None known

**Thoroughfare:** Parkstone Boulevard

**Existing Character:** Local

**Proposed Changes:** None known

**Public Transit:** There is public transit within walking distance of the subject property.

**Routes served:** 502

**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 Assisted Living Facility with 7 or More Residents is 0.3 per resident plus 1 for each employee. The maximum parking requirement is 1 per resident plus 1 space for each employee.

**ISSUE:**

None

**ALTERNATIVES:**

Current Zoning: "R-6 CD" Residential Single-Family Districts permit 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.

The conditional use permits the use of an Assisted Living Facility for up to 16 residents.

Proposed Zoning: "R-6 CD" Residential Single-Family Districts permit 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.

The conditional use permits the use of an Assisted Living Facility for up to 16 residents. The application is for a Major Site Plan Amendment to increase the building square footage from 3,512 square feet to 5,192 square feet.

**FISCAL IMPACT:**

None

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

The subject property is not located within a Regional Center and is not located within ½ mile from a Premium Transit Corridor.

## **RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval. Zoning Commission recommendation pending the December 5, 2023 meeting.

SAWS recommends no more than 38.66% impervious cover limitation.

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

- 1. Consistency:** The subject property is located within the North Sector Plan, adopted August 2010, and is currently designated as "Suburban Tier" in the future land use component of the plan. The requested "R-6 CD" base zoning district 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 use is consistent with the established development pattern of the surrounding area. The assisted living use already exists on the property.
- 3. Suitability as Presently Zoned:** The existing "R-6 CD" Residential Single-Family with a Conditional Use for an Assisted Living Facility with up to 16 residents is an appropriate zoning for the property and surrounding area. The applicant is seeking the same use for the property but must apply for a Major Site Plan Amendment to increase the square footage of the main structure from 3,512 square feet to 5,192 square feet. The updated zoning request will hold the applicant to a prescribed site plan which indicates the use and proposed structures and will require an additional public process if there are any major changes.
- 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 request does not appear to conflict with any public policy.

Relevant Goals and Policies of the Comprehensive Plan may include:

- JEC Goal 1: Employment is focused in the city's 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio's residents and businesses.
- JEC P1: Target and incent job growth within the city's target industries, including: Healthcare, biosciences, life sciences and scientific R&D; Information technology and cybersecurity; Advanced manufacturing (Aero, Auto, Heavy Equipment); New Energy (Solar, Battery, Natural Gas); and Cultural and Creative Industries.

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

- 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.

- ED-2.1: Promote development activity inside Loop 1604 that is adjacent and proximate to existing medical and research employers in the western portion of North Sector for expansion as per the Sector Land Use Plan.
  - ED-2.3: Support, stimulate, and foster increased activity of existing businesses within the North Sector including but not limited to finance, insurance, real estate, medical, cyber security, research and development.
6. **Size of Tract:** The 0.4649 acre site is of sufficient size to accommodate the proposed hotel development.
7. **Other Factors:** 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. The Military has indicated that there are no objections to this request.

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, provided that the impervious cover shall not exceed 30% on the site. Reference SAWS report dated November 27, 2023.

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 following conditions shall apply to the operation of nonresidential uses permitted within any residential district, unless otherwise approved by the City Council:

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Business hours operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.