



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** January 21, 2025

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

ZONING CASE Z-2024-10700253 ERZD  
(Associated Plan Amendment PA-2024-11600079)

**SUMMARY:**

**Current Zoning:** "C-2NA UC-1 MLOD-1 MLR-2 ERZD" Commercial Nonalcoholic Sales IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

**Requested Zoning:** "C-2 UC-1 MLOD-1 MLR-2 ERZD" Commercial IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** January 21, 2025. This item was continued from the December 17, 2024 hearing date.

**Case Manager:** Bronte Frere, Zoning Planner

**Property Owner:** 1604 Capital Partners LLC

**Applicant:** 1604 Capital Partners LLC

**Representative:** Patrick Chritensen

**Location:** 7403 West Loop 1604

**Legal Description:** Lot 1, Block 4, NCB 14759

**Total Acreage:** 1.3536 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 13

**Registered Neighborhood Associations within 200 feet:** Hills and Dales Neighborhood Association

**City-Wide Community Organizations:** T.H.U.G.G.I.N. for Christ, Women in Film & Television San Antonio, NES Foundation, Lifeline Overeaters Anonymous

**Applicable Agencies:** Camp Bullis, SAWS, Planning Department, TxDOT

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 39197, dated February 24, 1971, 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 Temporary “R-1” Single-Family Residence District converted to “R-6” Residential Single-Family District. The property was rezoned by Ordinance 2006-05-18-0619, dated May 18, 2006, to the current “C-2NA” Commercial Nonalcoholic Sales District.

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

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “R-6”

**Current Land Uses:** Single-Family Dwellings, Dryer Vent Cleaning Service

**Direction:** South

**Current Base Zoning:** “UZROW”

**Current Land Uses:** 1604 Interstate Highway

**Direction:** East

**Current Base Zoning:** “R-6,” “C-2”

**Current Land Uses:** Single-Family Dwellings, Self-Storage Facility

**Direction:** West

**Current Base Zoning:** “R-6,” “C-2 S,” “C-2 NA”

**Current Land Uses:** Single-Family Dwellings, Veterinary Hospital, Home Builder

**Overlay District Information:**

The “UC-1” IH-10/FM 1604 Urban Corridor overlay was established because there are many roadway corridors which have been and/or will continue to be very significant to the city. The corridors are important because they have shaped the sense of what individual neighborhoods are

in their role as historic entrances to the city. Other corridors are significant because they serve as gateways to the city or because of surrounding natural, historic, cultural, and aesthetic areas. The establishment of “UC” serves to preserve, enhance, and perpetuate the value of specific roadway corridors.

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.

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:** North Loop 1604 West Access Road

**Existing Character:** Interstate Highway Access Road

**Proposed Changes:** None known.

**Thoroughfare:** Cotton Tail Lane

**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 restaurant is 1 space per 100 sf GFA and the maximum parking requirement is 1 space per 40 sf GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: “C-2 NA” Commercial Nonalcoholic Sales Districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

Proposed Zoning: “C-2” Commercial 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:**

Subject property is not located within a Regional Center or within ½ a mile from a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval, pending Plan Amendment.

SAWS recommends 65% 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 in August 2010, and is currently designated as “Rural Estate Tier” in the future land use component of the plan. The requested “C-2” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Suburban Tier”. Staff and Planning Commission recommend Approval.
- 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. Surrounding properties are “R-6” Residential Single-Family District, “C-2” Commercial District, “C-2 S” Commercial District with a Specific Use for Animal Clinic, and “C-2 NA” Commercial Non-Alcoholic Sales District.
- 3. Suitability as Presently Zoned:** The existing “C-2 NA” Commercial Nonalcoholic Sales District is an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial District is also an appropriate. The requested “C-2” permits the same uses as “C-2 NA” but the removal of the “NA” Nonalcohol Sales allows for the sale of alcohol on there property. The subject property abuts “C-2 S,” which does not have an alcohol restriction. There are also “C-2” zoned properties nearby. The property is appropriately located along an interstate highway access road, which can accommodate commercial traffic away from local, residential streets.
- 4. Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

**Public Policy:** The request does not appear to conflict with any public policy. Relevant Goals and Policies of the North Sector Plan may include:

- **Goal ED-1:** Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

- **Strategy LU-3.1:** Set priority for pursuing a compatible and highest and best use for development of vacant infill and underutilized parcels between Loop 1604 and Loop 410 in a compatible manner as recommended in the Sector Land Use Plan.

Relevant Goals and Policies of the SA Comprehensive Master Plan may include:

- **GCF Goal 5:** Growth and city form support improved livability in existing and future neighborhoods.
- **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.

**5. Size of Tract:** The 1.3536 acre site is of sufficient size to accommodate the proposed commercial development.

**6. Other Factors:** The zoning change request is to allow for restaurant uses.

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 65% on the site. Reference SAWS report dated October 29, 2024.