



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 5, 2023

**In Control:** Zoning Commission Meeting

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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 for a Major Site Plan Amendment to increase the building square footage

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** N/A

**Case Manager:** Kellye Sanders

**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:** N/A

### **Code & Permitting Details:**

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

**Topography:** N/A

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** N/A

**Current Land Uses:** N/A

**Direction:** South

**Current Base Zoning:** N/A

**Current Land Uses:** N/A

**Direction:** East

**Current Base Zoning:** N/A

**Current Land Uses:** N/A

**Direction:** West

**Current Base Zoning:** N/A

**Current Land Uses:** N/A

### **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

**Thoroughfare:** N/A

**Existing Character:**

**Proposed Changes:**

**Thoroughfare:** N/A  
**Existing Character:**  
**Proposed Changes:**

**Public Transit:** N/A

**Traffic Impact:** N/A

**Parking Information:** N/A

**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:**  
N/A

**ALTERNATIVES:**

Current Zoning: 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: 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:**  
N/A

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

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** N/A

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:** N/A
2. **Adverse Impacts on Neighboring Lands:** N/A
3. **Suitability as Presently Zoned:** N/A
4. **Health, Safety and Welfare:** N/A
5. **Public Policy:** N/A

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:** N/A

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 38.66% 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.