



City of San Antonio

Agenda Memorandum

Agenda Date: November 7, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

ZONING CASE Z-2024-10700113 ERZD

SUMMARY:

Current Zoning: "R-6 MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

Requested Zoning: "C-2 MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 1, 2024

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Vivator Enterprise, LLC

Applicant: Isis Soto Estrada

Representative: Isis Soto Estrada

Location: 12135 Huebner Road

Legal Description: 0.389 acres out of NCB 14728 and Lot 8, Block 18, NCB 14728

Total Acreage: 0.745

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Camp Bullis Military Base, Planning Department, SAWS

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 41428, dated December 25, 1972, and zoned Temporary "R-1" Single-Family Residential District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned Temporary "R-1" Single-Family Residential District converted to the current "R-6" Residential Single-Family District.

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 inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: O-2, R-6

Current Land Uses: Medical Clinic, Single-Family Residence

Direction: South

Current Base Zoning: O-1, O-2

Current Land Uses: Research Institute

Direction: East

Current Base Zoning: O-2 S, R-6, O-2

Current Land Uses: Vacant, Single-Family Residence, Day Care Center

Direction: West

Current Base Zoning: O-1, MF-18

Current Land Uses: Vacant, Research Institute

Overlay District Information:

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: Huebner Road

Existing Character: Primary Arterial Type A

Proposed Changes: None known

Thoroughfare: Moonlight Way

Existing Character: Local

Proposed Changes: None known

Public Transit: There are VIA transit options within a ½ mile of the subject property.

Routes Served: 503, 96, 603

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The parking requirements for commercial uses can be found in the Unified Development Code, Table 526-3b.

ISSUE:

None

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-Family Districts allow for 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 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:

The 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 and Zoning Commission recommend Approval.

SAWS recommends no more than 60% impervious cover.

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 2010, and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “C-2” 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. Surrounding properties are zoned “O-2” High-Rise Office District and “O-1” Office District.
3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial District is also appropriate. The property abuts offices and medical clinics, with commercial properties one block over. Additionally, Huebner Road, a Type A Primary Arterial, runs parallel to the property and can support the traffic of a commercial development.
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 objective. Relevant goals and policies of the Comprehensive Plan may include:
 - GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.
 - 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.
 - NRES Goal 1: San Antonio protects the natural environment and ensures sustainable land use and development.
 - NRES Goal 2: San Antonio balances environmental goals with business and community needs.

Relevant goals and objectives of the North Sector Plan may include:

- Natural Resources Goal 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.
- LU-6.5 Encourage development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods.

- 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 0.745-acre site is of sufficient size to accommodate the proposed commercial 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 2 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 60% on the site. Reference SAWS report dated September 6, 2024.