



City of San Antonio

Agenda Memorandum

Agenda Date: November 3, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:
ZONING CASE Z-2021-10700344 ERZD

SUMMARY:
Current Zoning: "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District

Requested Zoning: "C-1 ERZD" Light Commercial Edwards Recharge Zone District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: June 21, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: Habiba Rajpari and John M. H. Huber, LLC

Applicant: Charles Christian

Representative: Charles Christian

Location: 16103 Bulverde Road

Legal Description: Lot P-20, NCB 17194

Total Acreage: 1.337 Acres

Notices Mailed

Owners of Property within 200 feet: 2

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: San Antonio Water Systems and San Antonio International Airport

Property Details

Property History:

The subject property is currently zoned “R-6 ERZD” Single-Family Residential Edwards Recharge Zone District. The property was annexed into the City of San Antonio by Ordinance 81102 dated December 30, 1994, and zoned Temporary “R-1” Single-Family Residence District. The property was rezoned by Ordinance 83859 dated March 28, 1996, to “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.

Topography: The property does not include any abnormal physical features such as slope. The property is located within the Edwards Aquifer Recharge Zone District, with a small portion of the site in the flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6"

Current Land Uses: Vacant (flood plain)

Direction: South

Current Base Zoning: “R-6”

Current Land Uses: Residential Dwelling

Direction: East

Current Base Zoning: "R-5"

Current Land Uses: Vacant

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Vacant (flood plain)

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: None.

Transportation:

Thoroughfare: Bulverde Road

Existing Character: Primary Arterial A

Proposed Changes: None Known

Public Transit: There are no VIA bus routes are within walking distance of the subject property.

Routes Served: None.

Traffic Impact: Preliminary Review Only– Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting.

A TIA study may be required based on the information provided at time of platting and/or permitting.

The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502**

A TIA Report is not required.

Parking Information: The minimum parking requirement for a mixed use retail facility is 1 per 300 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-Family allows dwellings (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-1” Light Commercial districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. 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 and is not in proximity to a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff, Zoning Commission, and SAWS recommend Approval.

SAWS recommends impervious cover limitation of 65%.

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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Neighborhood Commercial” in the future land use component of the plan. The requested “C-1” 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 subject property is located along an arterial road, with higher intensity commercial zoning in proximity to the site. While the property directly and indirectly abuts single family residential, there is the floodplain serving as a buffer between the majority of the surrounding “R-6” base zoning district. Furthermore, most of the surrounding property is vacant.
- 3. Suitability as Presently Zoned:** The current “R-6” Residential Single-Family District is not an appropriate zoning for the property and surrounding area. The existing “R-6” Residential Single-Family does not align with the “Neighborhood Commercial” land use of the property. The proposed “C-1” Commercial District is also appropriate. The size of the lot and placement is consistent with surrounding lots with similar properties zoned “C-2” Commercial District. This proposed rezoning coincides with the established commercial development pattern along Bulverde Road but does not introduce a level of intensity that is inappropriate to the existing residential properties.
- 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 objectives of the San Antonio International Airport Vicinity Land Use Plan:
 - Key Themes:
 - Encouraging compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes
 - Goal II: Encourage economic growth that enhances airport operations and surrounding development
 - Objective 2.1 Upgrade and enhance air front commercial and business park property that is declined, is currently vacant, or is underutilized
 - Objective 2.2 Encourage commercial development that respects the integrity of existing residential development
 - Goal IV: Develop a comprehensive set of development applications and incentives to implement the land use plan and continue noise attenuation efforts
 - Objective 4.4 Support commercial redevelopment through comprehensive rezoning and incentive zoning

6. **Size of Tract:** The subject property is 1.337 acres, which can reasonably accommodate the proposed commercial development.
7. **Other Factors:** The applicant intends to rezone to “C-1” Light Commercial District in order to develop a multi-purpose commercial facility on the property, with a parking lot to accommodate employees and visitors.

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 65% on the site. Reference SAWS report dated May 12, 2022.