



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** {{item.number}}

**Agenda Date:** October 3, 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-2022-10700334 CD ERZD

**SUMMARY:**

**Current Zoning:** "R-6 PC-1 ERZD" Single-Family Residential Bulverde Road Preservation Corridor Edwards Recharge Zone District

**Requested Zoning:** "C-2 CD PC-1 ERZD" Commercial Bulverde Road Preservation Corridor Edwards Recharge Zone District with a Conditional Use for Office Warehouse (Flex Space)

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 3, 2023

**Case Manager:** Adolfo Gonzalez

**Property Owner:** TIM SOUN LLC

**Applicant:** Pheakday Tim

**Representative:** Evan Jacobson

**Location:** 20000 block of Bulverde Road

**Legal Description:** 1.675 acres out of NCB 18212

**Total Acreage:** 1.675

**Notices Mailed**

**Owners of Property within 200 feet:** 25

**Registered Neighborhood Associations within 200 feet:** Ecino Bluff/Northwood Hills Improvement Club

**Applicable Agencies:** Planning Department, SAWS

**Property Details**

**Property History:** ??????

**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:** Residential Dwelling

**Direction:** East

**Current Base Zoning:** R-6

**Current Land Uses:** Vacant Property

**Direction:** South

**Current Base Zoning:** R-6

**Current Land Uses:** Vacant Property

**Direction:** West

**Current Base Zoning:** R-6 PUD

**Current Land Uses:** Re

**Overlay District Information:**

The "PC-1" Bulverde Road Preservation Corridor provides development standards for properties located within 300 feet of Bulverde Road between Loop 1604 and Evans Road. Preservation Corridors follow roadways having unique historical significance, natural vistas and unique scenic environments, in order to protect these assets from visual blight. The development standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department. 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.

**Thoroughfare:** Westmark

**Existing Character:** Local

**Proposed Changes:** None known.

**Public Transit:** There is no public transportation within walking distance of the subject property.

**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 minimum parking requirement for Office Warehouse (Flex Space) is 1 space per 2,000 sf GFA. The maximum parking requirement for Office Warehouse (Flex Space) is 1 space per 200 sf GFA.

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**Public Transit:**

**Traffic Impact:**

**Parking Information:**

**ISSUE:**

None.

**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.

Proposed Zoning: C-2 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 located with the Stone Oak Regional Center and within ½ a mile from the Northeast Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

**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 5, 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.
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 CD" Commercial District with a Conditional Use for Office Warehouse (Flex Space) is also an appropriate zoning for the property and surrounding area. The property is currently vacant and abuts the exterior of a Planned Unit Development. The rezoning proposes both general "C-2" uses and Office Warehousing. The proposed use would not adversely impact the character or density of abutting residential uses and could service the surrounding area. The use would be bound to a prescribed site plan that cannot be expanded without another rezoning.

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 of the North Sector Plan. Goals and strategies 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. -ED-1.4: ED-1.4 Work cooperatively with other incorporated and adjacent cities and counties, and other local and regional economic development entities to retain, expand, and improve the North Sector economic base. -ED-3.1: Encourage developers to coordinate with the City and/or Bexar County for all proposed non-residential developments or expansion of an existing use if located within the Military Influence Overlay Area as identified in the North Sector Land Use Plan. -Goal LU-1: Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable. -LU-1.1: Locate buffers between high density/intensity land uses that are potentially incompatible.
6. **Size of Tract:** The 1.675 acre site is of sufficient size to accommodate the proposed Office Warehouse development.
7. **Other Factors** 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 64.20% on the site. Reference SAWS report dated August 23, 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 applicant is rezoning to develop an Office Warehouse.