



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** October 17, 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-2023-10700334 CD S ERZD

**SUMMARY:**

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

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 17, 2023

**Case Manager:** Adolfo Gonzalez, Zoning Planner

**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:** The property was annexed into the City of San Antonio by Ordinance 61608, dated December 29, 1985 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 ""R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District.

**Code & Permitting Details:**

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

**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:** Residential Dwelling

**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.

**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.

The Conditional Use is for Office Warehousing and the Specific Use Authorization is for Office Warehousing use over the Edwards Recharge Zone District.

**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.

SAWS recommends 64.50% 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 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.

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

- GCF Goal 2: Priority growth areas attract jobs and residents.
- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
- GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.
- GCF Policy 14: Establish appropriate buffers and transitions (land use, form, and/or landscaping) between residential neighborhoods and surrounding higher-density development.
- 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.

Relevant Goals of the North Sector Plan include:

- Natural Resources (NR) Goal 1: Edwards Aquifer Recharge and Contributing Zones are protected as the City's primary potable water source.
- NR 1.3: Support measures, such as low impact development standards, by counties, Edwards Aquifer Authority or other groundwater conservation districts to preserve water quality, support vegetation and protect environmentally sensitive features within the Recharge Zone and Contributing Zone.
- NR 1.5: Encourage the implementation or improvements to construction standards, performance measures, and best management practices to preserve water quality.
- NR 2.3: Promote the use of best management practices for site grading and drainage to foster sustainable development objectives.
- NR Goal 3: Native tree canopy is conserved and managed to provide natural stormwater mitigation, shade, and improved air quality.
- NR 3.1: Where feasible, incorporate low impact development features to reduce the need for structural onsite retention facilities and foster healthy vegetation through natural infiltration.
- NR 5.4: Ensure that new development respects the Hill Country heritage through its preservation of the regional architectural context.
- Land Use (LU) Goal 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.
- LU Goal 5: All new construction and renovation efforts within corridor overlay districts must be in compliance with applicable standards.
- LU-5.1: Continue to implement the standards and guidelines of existing scenic corridors, gateway corridors and overlay districts to maintain and enhance a consistent design theme along North Sector principal and arterial roadways.
- LU-5.3: Enhance the built environment by providing transitions between the street and building, encouraging variation in building articulation and massing.

- 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.

The Specific Use Authorization in this case is a requirement of the Code for properties within the Edwards Recharge Zone District, which allows San Antonio Water System (SAWS) to examine the proposed use of the property and its conformity with SAWS requirements.

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.