



City of San Antonio

Agenda Memorandum

Agenda Date: February 20, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:
ZONING CASE Z-2023-10700221 S ERZD

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

Requested Zoning: "C-2 S MLOD-1 MLR-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with a Specific Use Authorization for Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court - Outdoor Uses Permitted

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 20, 2024
Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Juan Carlos Merlo

Applicant: Rodrigo Bravo

Representative: Rodrigo Bravo

Location: 920 West Loop 1604

Legal Description: Lot 2, Block 5, NCB 16329

Total Acreage: 2.4780 acres

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: No Neighborhood Association

Applicable Agencies: San Antonio Water System, Camp Bullis

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 72639 dated December 30, 1990, and originally zoned Temporary “R-1” Single-Family Residence District. The property was rezoned by Ordinance 73434 dated April 4, 1991 to “B-2” Business District. With the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001, the property zoned “B-2” Business District to the current “C-2” Commercial District.

Code & Permitting Details:

Commercial Project Application (COM-PRJ-APP23-39801834)- July 2023

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-2”, “C-3”, “UZROW”

Current Land Uses: Loop 1604, Auditorium, Lodge

Direction: South

Current Base Zoning: “C-2” “R-6 S”

Current Land Uses: Golf Course, Vacant

Direction: East

Current Base Zoning: “C-2”

Current Land Uses: Commercial Strip, Food Service Establishment

Direction: West

Current Base Zoning: “C-2 S”, “C-2”

Current Land Uses: Carwash, Commercial Strip, Food Service Establishment

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:

NA

Transportation

Thoroughfare: North Loop 1604 West (Access Road)

Existing Character: Interstate highway

Proposed Changes: None Known

Thoroughfare: North Loop 1604 East

Existing Character: Interstate highway

Proposed Changes: None Known

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes Served: 2, 503

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 a commercial gymnasium is 1.5 space per 1000 square feet of gross floor area.

ISSUE:

None.

ALTERNATIVES:

Current 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.

Proposed Zoning: "C-2 S" Commercial District accommodates 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 "S" Specific Use Authorization would permit a "Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court - Outdoor Uses Permitted" on the subject property.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is within a ½ mile of the San Pedro Metro 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 in August 2010, and is currently designated as “Mixed Use Center” in the future land use component of the plan. The requested “C-2 S” 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 aligns with the established development pattern of the surrounding area. The property is fronting a major highway, with commercial land use surrounding the property.
3. **Suitability as Presently Zoned:** The current “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-2 S” Commercial District with a Specific Use Authorization for a Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court - Outdoor Uses Permitted is also appropriate. The property is fronting Loop 1604 to the north and is surrounded by “C-2” Commercial District and “C-3” General Commercial District to the east and west. The site plan prescribed by the “S” Specific Use Authorization portion of the request will regulate various development aspects such as building size and placement, and parking. Deviation from the approved site plan may warrant additional Council consideration.
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 North Sector Plan:
 - ED-1.3 Continue to maintain and revitalize retail and commercial uses
 - LU-1.5 Promote flexibility and innovation in residential, business and recreational land uses
6. **Size of Tract:** The subject property is 2.47 Acres, which can reasonably accommodate the proposed commercial development.
7. **Other Factors:** The applicant intends to rezone to “C-2 S” to develop a sport complex on the property.

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 60% on the site. Reference SAWS report dated January 30, 2024.

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.

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.