



City of San Antonio

Agenda Memorandum

Agenda Date: September 15, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2022-10700084 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: "O-1.5 MLOD-1 MLR-2 ERZD" Mid-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 6, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: RLDPH TX Holdings LLC

Applicant: Jonathan Pace

Representative: Emily Sanders

Location: 12100 Pebble Lane 4

Legal Description: Lot 14, Block 18, NCB 14728

Total Acreage: .3748 Acres

Notices Mailed**Owners of Property within 200 feet:** 13**Registered Neighborhood Associations within 200 feet:** NA**Applicable Agencies:** Camp Bullis, San Antonio Water System**Property Details**

Property History: The subject property is currently zoned "R-6" Residential Single-Family District. The property was annexed into the City of San Antonio by Ordinance 41428 dated December 25, 1972, and originally zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 66918 dated April 7, 1988, 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 the current "R-6" Residential Single-Family District.

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:** "R-6"**Current Land Uses:** Residential Dwelling, Vacant**Direction:** South**Current Base Zoning:** "O-2" "C-2NA" "C-2"**Current Land Uses:** Business Center, Tobacco Shop, Family Practice**Direction:** East**Current Base Zoning:** "R-6" "O-2" "O-1"**Current Land Uses:** Law Center, Medical Spa, Research Institute**Direction:** West**Current Base Zoning:** "C-3" "R-6"**Current Land Uses:** Life Storage, Walgreens, Veterinary Hospital**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: None.

Transportation**Thoroughfare:** Pebble Lane**Existing Character:** Local**Proposed Changes:** None Known**Public Transit:** VIA bus routes are within walking distance of the subject property.**Routes Served:** 503, 603**Traffic Impact:** A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.**Parking Information:** The proposed use is parking. There is no minimum for parking spaces.**ISSUE:**

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family District; 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: "O-1.5" Mid-Rise Office District; Any uses permitted in O-1 but with an unlimited building size and a maximum height of 60 feet. Outdoor display or sale of merchandise is prohibited.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or within a ½ mile of a Premium Transit Corridor.

RECOMMENDATION:

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

SAWS recommends no more than 65% impervious cover on the subject property.

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 and is currently designated as "Suburban Tier" in the future land use component of the plan. The requested "O-1.5" 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. The property abuts a business center to one side, and largely undeveloped land on the opposite side. While there is residential zoning across the subject property, it is largely undeveloped.
3. **Suitability as Presently Zoned:** The current “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “O-1.5” Mid-Rise Office District is also appropriate. The property will be developed as an extension of the business center it abuts on the south side, which fronts Huebner Road and is zoned “O-2” High Rise Office District. If approved, the property could act as a buffer between the “O-2” High-Rise Office District and the single-family residential zoning across Pebble Lane.
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 West/Southwest Sector Plan:
 - ED-1.3 Continue to maintain and revitalize retail and commercial uses
 - Goal LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.
 - o LU-1.1 Locate buffers between high density/intensity land uses that are potentially incompatible.
6. **Size of Tract:** The subject property is .3748 acres, which can reasonably accommodate the proposed development
7. **Other Factors:** The applicant intends to rezone to “O-1.5” to develop parking lot for the abutting Huebner Road Business Center. The parking lot will accommodate approximately 24 parking spaces.

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 August 9, 2022.

The subject property is located within the Camp Bullis Base Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB-SA-CB was notified of the proposed request. The Military has indicated that there are no objections to this request.