



City of San Antonio

Agenda Memorandum

Agenda Date: November 15, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2022-10700273 ERZD

SUMMARY:

Current Zoning: “O-2 MLOD-1 MLR-2 AHOD ERZD” High-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District

Requested Zoning: “C-2 MLOD-1 MLR-2 AHOD ERZD” Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 15, 2022

Case Manager: Adolfo Gonzalez, Planner

Property Owner: Shavano/LDR No. 4 Commercial Partnership, LTD

Applicant: Shavano/LDR No. 4 Commercial Partnership, LTD

Representative: Brown & Ortiz, PC

Location: generally located at the 14000 block of Indian Woods

Legal Description: Lot 4, Block 1, and 0.870 acres out of NCB 18598

Total Acreage: 0.870 acres

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: Not Applicable

Applicable Agencies: Camp Bullis Army Base

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 66021, dated December 31, 1987 and zoned Temporary “R-1” Single-Family Residence District. The property was rezoned by Ordinance 67564, dated July 21, 1988 to “B-3” Business District. The southwestern portion of the property was rezoned by Ordinance 80947, dated October 13, 1994, from “B-3” Business District to “P-1 (R-1)” Planned Unit Development Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the portion zoned “B-3” Business District converted to the current “C-3” General Commercial District, and the southwestern portion zoned “P-1 (R-1)” Planned Unit Development Single-Family Residence District converted to the current “PUD R-6” Planned Unit Development Residential Single-Family District. Ordinance 98081 dated August 28, 2003 rezoned a portion of the property to “R-6 CD” Residential Single-Family District with a Conditional Use for a Private High School. This same portion of the property was rezoned by Ordinance 2009-02-05-0095, dated February 05, 2009, to “O-2” HighRise Office District.

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: C-3

Current Land Uses: Commercial Property

Direction: East

Current Base Zoning: C-3

Current Land Uses: Vacant property

Direction: South

Current Base Zoning: O-2

Current Land Uses: Vacant property

Direction: West

Current Base Zoning: O-2

Current Land Uses: Vacant property

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 "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

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: Indian Woods

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: De Zavala Drive

Existing Character: Secondary Arterial A

Proposed Changes: None known.

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 97

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 a self storage facility is 4 spaces plus 2 manager's quarters. The maximum parking requirement for a self storage facility is not applicable.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "O-2" High Rise Office districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as "permitted" in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be

provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

Proposed Zoning: “C-2” Commercial 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:

Subject property is not located within a Regional Center and not within ½ a mile from the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommend Approval.

SAWS recommends 65% 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 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. Surrounding properties are zoned “O-2” High Rise Office and “C-3” General Commercial.
3. **Suitability as Presently Zoned:** The existing "O-2" High-Rise Office District is an appropriate zoning for the property and surrounding area. The proposed "C-2" Commercial District is also an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial District is less intense than the current “O-2” High Rise Office District.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

Public Policy: The request does not appear to conflict with any public policy objective of the North Sector Plan.

GOAL LU-3: Higher density/intensity tier are recommended adjacent or proximate to activity centers.

LU-3.1 Set priority for pursuing a compatible and highest and best use for development of vacant infill and underutilized parcels between Loop 1604 and Loop 410 in a compatible manner as recommended in the Sector Land Use Plan.

LU-3.2 Integrate mixed use areas vertically as well as horizontally, allowing for differing uses within the same building, as well as within the same project area.

LU-3.3 Promote job growth in the Specialized, Regional, and Mixed Use Centers to achieve the City's diversified business targets through land use guidance and economic incentives.

5. **Size of Tract:** The 0.870 acre site is of sufficient size to accommodate the proposed commercial development.
6. **Other Factors:** 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 65% on the site. Reference SAWS report dated October 28, 2022.

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 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 applicant intends to develop a self-storage facility.