



City of San Antonio

Agenda Memorandum

Agenda Date: December 2, 2021

In Control: City Council Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2020-10700203 S

SUMMARY:

Current Zoning: "DR ERZD" Development Reserve Edwards Recharge Zone District

Requested Zoning: "RP S ERZD" Resource Protection Edwards Recharge Zone District with a Specific Use Authorization for a Wireless Communication System

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 2, 2021. This case was continued from October 19, 2021.

Case Manager: Rebecca Rodriguez, Planner

Property Owner: SR Homeowners Association Inc

Applicant: Vincent Huebinger

Representative: Vincent Huebinger

Location: 325 Pueblo Pintado

Legal Description: 0.0275 acres out of NCB 14866

Total Acreage: 0.0275

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: SAWS

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 101603, dated December 30, 2005, and zoned "DR" Development Reserve 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: DR

Current Land Uses: Single-Family Residence

Direction: South

Current Base Zoning: DR

Current Land Uses: Single-Family Residence

Direction: East

Current Base Zoning: DR

Current Land Uses: Vacant lot

Direction: West

Current Base Zoning: DR

Current Land Uses: Single-Family Residence

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".

Special District Information:

None.

Transportation

Thoroughfare: Pueblo Pintado

Existing Character: Local

Proposed Changes: None

Thoroughfare: Tulorosa Boulevard

Existing Character: Local

Proposed Changes: None

Public Transit: There are no VIA bus routes within walking distance of the subject property.

Traffic Impact: The lot appears to be landlocked. Per UDC 35-515 (c)(4) “All lots shall front on a public or private street or platted irrevocable ingress/egress easement”.

Parking Information: The minimum parking requirement for a Wireless Communication Systems is 1 per service employee.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “DR” Development reserve is a temporary zoning classification for newly-annexed property.

Proposed Zoning: “RP” Resource Protection protects and preserves valuable agricultural areas, implements agricultural and natural resource protection; requires a minimum of 10 acres. Agricultural operations and natural resource industries, single-family dwelling, farming and truck garden, public and private schools, transit transfer center and bus stops.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 and is currently designated as Natural Tier in the future land use component of the plan. The requested “RP” 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 “DR” Development Reserve District is an appropriate zoning for the property and surrounding area. The proposed “RP S” Resource Protection District with a Specific Use Authorization for a wireless communication system is also an appropriate zoning since “RP” base zoning district since these districts are commonly located in areas with large tracts of open space. The applicant is proposing to install a new wireless communication system which would provide essential infrastructure to areas that were annexed recently into the city limits while meeting code requirements to maintain the antenna support structure 200 feet from a residential structure.
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. The proposed zoning change will meet the following principles and goals of the North Sector Plan:

Goal UTI-6: Utility investments coordinated in order to accommodate recommended future development.
INF-7.2: Encourage project designs that utilize low impact development and best management practices that minimize impervious cover where feasible and provide a natural water course appearance.
UTI-6.3: Ensure that new development meets the following conditions: The applicant demonstrates that the necessary transportation and utilities will be installed or adequately financed; and anticipated environmental issues have been addressed.
6. **Size of Tract:** The 0.0275-acre site is of sufficient size to accommodate a resource protection development and more specifically, a wireless communication system.
7. **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 11% on the site. Reference SAWS report dated November 20, 2020.

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 purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations. The applicant is rezoning to develop a wireless communication system.

Antenna support structures in residential districts shall be spaced at least two hundred (200) feet from a residential structure. Spacing requirements for antenna support structures on property zoned residential shall not apply if the property is vacant, undeveloped, and or unplatted and is located at least two hundred (200) feet, measured from the base of the antenna support structure to the nearest residential land use.

