



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** {{item.number}}

**Agenda Date:** September 21, 2021

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**  
ZONING CASE Z-2021-10700198 S ERZD

**SUMMARY:**

**Current Zoning:** "R-6 MLOD-1 MLR-1 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District

**Requested Zoning:** "R-20 S MLOD-1 MLR-1 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone District with a Specific Use Authorization for Child Care (Licensed Child Care)

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 21, 2021

**Case Manager:** Joyce Palmer, Senior Planner

**Property Owner:** Adriana Becerra

**Applicant:** Adriana Becerra

**Representative:** Adriana Becerra

**Location:** 7406 Wild Eagle Street

**Legal Description:** Lot 11, Block 14, NCB 14769

**Total Acreage:** 0.7879

**Notices Mailed**

**Owners of Property within 200 feet:** 16

**Registered Neighborhood Associations within 200 feet:** Hills and Dales Neighborhood Association

**Applicable Agencies:** JBSA Camp Bullis, Planning Department

**Property Details**

**Property History:** The subject property was annexed into the city by Ordinance 39197, dated February 24, 1971 and was originally zoned “Temp R-1” Temporary Single Family Residence District. The previous “R-1” district converted to the current “R-6” Residential Single-Family District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001.

**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:** Single-family dwellings

**Direction:** East

**Current Base Zoning:** R-6

**Current Land Uses:** Single-family dwellings

**Direction:** South

**Current Base Zoning:** R-6

**Current Land Uses:** Single-family dwellings

**Direction:** West

**Current Base Zoning:** R-6

**Current Land Uses:** Single-family dwellings

**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:** Wild Eagle Street

**Existing Character:** Local

**Proposed Changes:** None

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

**Routes Served:** 605, 660

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** The minimum parking requirement for licensed child care is 1 space per 375 square feet of gross floor area.

**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: Single-family dwelling (detached) with a minimum lot size of 20,000 square feet and a minimum lot width of 90 feet, accessory dwelling, foster family home, public and private schools. The applicant is requesting a Specific Use Authorization for a licensed child care.

**FISCAL IMPACT:**

None

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is not within a regional center or a 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 and is currently designated as “Rural Estate Tier.” The requested “R-20” 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 requested “R-20 S” will bring the zoning into conformance with the land use plan, and the proposed use will not alter the character of the neighborhood.
- 3. Suitability as Presently Zoned:** The current “R-6” Residential Single-Family District is not an appropriate zoning for the property and surrounding area. The proposed “R-20 S” Residential Estate District is an appropriate zoning for the property and surrounding area. The property would maintain a residential base zoning district and the proposed “S” Specific Use Authorization would allow for Child Care.
- 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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the North Sector Plan: ED 2.3- Support, stimulate, and foster increased activity of existing businesses within the North Sector including but not limited to finance, insurance, real estate, medical, cyber security, research and development. LU 6.5- Encourage development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods.
- 6. Size of Tract:** The subject property is 0.7879 acres, which could reasonably accommodate a licensed childcare.
- 7. Other Factors** The subject property is located within the JBSA 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 the request.

Based on the information provided to SAWS staff, SAWS recommends approval of the zoning request, provided that the impervious cover shall not exceed 19.35% on the site. Reference SAWS report dated August 25, 2021.