



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-6225

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 11/21/2017

**Title:** ZONING CASE # Z2017287 S ERZD (Council District 9): A request for a change in zoning from "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Veterinary Clinic on Lot 3, Block 10, NCB 17600, located at 20910 Encino Commons. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Site Plan, 3. Z2017287 ERZD SAWS Report

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Zoning Case Z2017287 S ERZD

**SUMMARY:**

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

**Requested Zoning:** "C-2 S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Veterinary Clinic

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 21, 2017

**Case Manager:** Kayla Leal, Planner

**Property Owner:** ER Land, LTD

**Applicant:** Michelle Hanson - Stephen J. Kramer Architecture + Design

**Representative:** Michelle Hanson

**Location:** 20910 Encino Commons

**Legal Description:** Lot 3, Block 10, NCB 17600

**Total Acreage:** 3.31

**Notices Mailed**

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** SAWS, Planning Department

**Property Details**

**Property History:**

The subject property was annexed into the City of San Antonio on December 30, 1985 and zoned Temporary "R-1" Single-Family Residence District, established by Ordinance 61608. The zoning changed to "B-2" Business District established by Ordinance 88274, dated August 13, 1998. The current "C-2" Commercial District converted from the previous "B-2" upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

**Topography:** The subject property is located within the Edwards Recharge Zone District.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-2, C-3

**Current Land Uses:** Daycare, Vacant Lot

**Direction:** East

**Current Base Zoning:** C-2

**Current Land Uses:** Office, Drainage Retention

**Direction:** South

**Current Base Zoning:** C-2

**Current Land Uses:** Vacant Lot

**Direction:** West

**Current Base Zoning:** C-2, C-3

**Current Land Uses:** Retail Center

**Overlay and Special District Information:**

All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD-1" 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.

All surrounding properties carry the "ERZD" Edwards Recharge Zone District. The "ERZD" 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".

**Transportation**

**Thoroughfare:** Encino Commons  
**Existing Character:** Local Street  
**Proposed Changes:** None known

**Thoroughfare:** East Evans Road  
**Existing Character:** Primary Arterial Type A  
**Proposed Changes:** None known

**Public Transit:** There is a nearby courtesy van stop (Stop #99996) that is located within walking distance at the US Citizen and Immigration Services Support Center. This stop is along courtesy van route 999.

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

**Parking Information:** The use of an Animal Clinic requires a minimum of one (1) parking space per employee and has no maximum.

**ISSUE:**  
None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “C-2” 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 is permitted except for outdoor dining.

**FISCAL IMPACT:**  
None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**  
The subject property is located within the Stone Oak Regional Center.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The subject property is located within the North Sector Plan and is currently designated as “Regional Center” in the land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff has not found evidence of likely adverse effects on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. There

is currently commercial zoning surrounding the property and a mixture of uses including retail centers, daycare, public libraries, and office.

### **3. Suitability as Presently Zoned:**

The existing “C-2” base zoning district is appropriate for the surrounding area. The subject property is surrounded by “C-2” zoning. The applicant is requesting Specific Use Authorization, so their request will be maintaining the “C-2” as the base zoning district.

### **4. Health, Safety and Welfare:**

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The subject property is currently vacant and will be developed for an animal clinic which does not seem to pose any indication of likely adverse effects.

### **5. Public Policy:**

The request does not appear to conflict with any public policy objective. The subject property is located within and existing regional commercial node, surrounded by other commercial development. The property’s location also provides easy access to the proposed service use from surrounding residential subdivisions.

As the property is located over the Edwards Aquifer Recharge Zone, SAWS will recommend appropriate impervious cover limits, as well as any additional mitigation efforts related to the proposed Veterinary Clinic use.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

GCF P3: Invest in neighborhood amenities and infrastructure (including green infrastructure) that will attract new residents to priority growth areas.

GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in closer proximity to housing and where appropriate.

GCF P32: Support the efforts of and collaborate with appropriate governmental entities to monitor, protect and ensure water quality within the Edwards Aquifer.

NRES Goal 2: San Antonio balances environmental goals with business and community needs.

NRES P12: Protect the Edwards Aquifer recharge and contributing zones and the preservation reaches of rivers and creeks.

### **6. Size of Tract:**

The 3.31 acre site is of sufficient size to accommodate the proposed development. The lot is currently vacant and seems to be of sufficient size for a veterinary clinic.

### **7. Other Factors:**

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 with may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The subject property is located in the “ERZD” Edwards Recharge Zone District, and the San Antonio Water System (SAWS) has reviewed the request and made the Site Specific Recommendation:

1. The impervious cover shall not exceed 65% on the site.