



City of San Antonio

Agenda Memorandum

File Number: 15-2968

Agenda Item Number: Z-14.

Agenda Date: 5/21/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2015121 S ERZD

SUMMARY:

Current Zoning: "C-3 MLOD ERZD" General Commercial Military Lighting Overlay Edwards Recharge Zone District

Requested Zoning: "C-3 S MLOD ERZD" General Commercial Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for Laboratory-Research and Development Testing

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 19, 2015. This case was expedited to the May 21, 2015 Council hearing.

Case Manager: Logan Sparrow, Planner

Property Owner: Ridgewood Building Two, LLC (Robert L.Worth, Manager)

Applicant: Ridgewood Building Two, LLC (Robert L.Worth, Manager)

Representative: Kaufman and Killen

Location: 1922 Dry Creek Way

Legal Description: Lot 11, Block 5, NCB 15671

Total Acreage: 5.6362

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Planning Team - 28

Applicable Agencies: SAWS

Property Details

Property History: The property is currently zoned “C-3 ERZD MLOD” General Commercial Edwards Recharge Zone Military Lighting Overlay District. The current “C-3” base zoning district resulted from the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001); this “C-3” base zoning district converted from the previous “B-3” Business District, which was established by ordinance 93223, dated January 11, 2001.

Topography: The subject property is located over the Edwards Aquifer Recharge Zone. The San Antonio Water System has completed an impact study and determined that the requested use of the property carries no significant impact to the recharge area.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3” General Commercial

Current Land Uses: Vacant

Direction: East

Current Base Zoning: “C-3” General Commercial

Current Land Uses: Professional Office Building

Direction: South

Current Base Zoning: “C-3” General Commercial

Current Land Uses: Vacant

Direction: West

Current Base Zoning: “C-3” General Commercial

Current Land Uses: Vacant

Overlay and Special District Information: The property is located within the “MLOD” Military Lighting Overlay District, which restricts certain lighting types on the subject property. The property is also located within the “ERZD” Edwards Aquifer Recharge Zone. The San Antonio Water System has completed an impact study and determined that the requested use of the property carries no significant impact to the recharge area.

Transportation

Thoroughfare: Dry Creek Way

Existing Character: Local, one lane in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: Ridgewood Parkway

Existing Character: Local, one lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: None.

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: Any proposed development would have to comply with the parking standards as detailed by the Unified Development Code.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining its current "C-3" General Commercial base zoning district.

FISCAL IMPACT:

None.

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 the approval criteria below.

1. Consistency:

The subject property is located within the North Sector Land Use Plan and is currently designated as Regional Center in the land use component of the plan. The requested "'C-3 S MLOD ERZD" General Commercial Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for Laboratory-Research and Development Testing is consistent with the adopted land use plan.

2. Adverse Impacts on Neighboring Lands:

Staff has not found 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. Additionally, SAWS has recommended approval of the proposed use.

3. Suitability as Presently Zoned:

The current "C-3 MLOD ERZD" General Commercial Military Lighting Overlay Edwards Recharge Zone District is appropriate for the surrounding area.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

As the request is consistent with the North Sector Land Use Plan, staff finds that the zoning change request is not in conflict with any public policy.

6. Size of Tract:

The 5.6362 acre parcel of land is of sufficient size for the proposed development.

7. Other Factors:

The San Antonio Water System has conducted an impact study and determined that the proposed use does not pose any harmful affect to the Edwards Aquifer Recharge area.

