



City of San Antonio

Legislation Details (With Text)

File #: 15-1488
Type: Zoning Case
In control: City Council A Session
On agenda: 3/5/2015
Title: ZONING CASE # Z2015073 S ERZD (District 9): An Ordinance amending the Zoning District Boundary from "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 S MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with a Specific Use Authorization for an Animal Clinic on a 0.067 of an acre out of Lot 4, Block 3, NCB 17601 located at 20210 Stone Oak Parkway. Staff and Zoning Commission recommend approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015073 S_ERZD_Site Plan, 2. Z2015073 S ERZD_Commission Meeting Minutes, 3. Z2015073 S_ERZD_SAWS Report, 4. Z2015-073_Location Map, 5. DRAFT ORDINANCE, 6. Ordinance 2015-03-05-0177

Date	Ver.	Action By	Action	Result
3/5/2015	1	City Council A Session	Motion to Approve	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 9

SUBJECT:

Zoning Case Z2015073 S ERZD

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 3, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: SOE Retail, Ltd

Applicant: Lili Veterinary Hospital, PLLC

Representative: Kaufman & Killen, Inc.

Location: 20210 Stone Oak Parkway

Legal Description: A 0.067 of an acre out of Lot 4, Block 3, NCB 17601

Total Acreage: 0.067

Notices Mailed

Owners of Property within 200 feet: 5

Neighborhood Associations: None

Planning Team Members: North Sector Plan - 39

Applicable Agencies: San Antonio Water System

Property Details

Property History: The subject property was annexed on December 31, 1997 by Ordinance #86866 and was originally zoned "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-2" Commercial District. The subject property was part of a larger property that was platted in 2005, Plat No. 04175 (volume 9567, page 14 of the Deed and Plat Records of Bexar County, Texas). The property was further subdivided under Plat No. 070661 (volume 9579, page 170 of the Deed and Plat Records of Bexar County, Texas). The portion of the property that is the subject of this application was surveyed and described in the field notes prepared by Pape-Dawson Engineers, Inc. on December 9, 2014, Job No. 9411-14.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

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

Current Land Uses: Retail Center

Direction: East

Current Base Zoning: "R-6 PUD ERZD"

Current Land Uses: Drainage Easement and Single-Family Residences

Direction: South

Current Base Zoning: "C-2 MLOD ERZD"

Current Land Uses: Vacant

Direction: West across Evans Road

Current Base Zoning: "C-2 MLOD ERZD"

Current Land Uses: Vacant

Overlay and Special District Information: 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”.

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.

Transportation

Thoroughfare: Stone Oak Parkway

Existing Character: Secondary Arterial Type A 86'; two lanes in each direction separated by a landscaped median, with sidewalks.

Proposed Changes: None known

Thoroughfare: Evans Road

Existing Character: Secondary Arterial Type A 86'; two lanes in each direction separated by a landscaped median.

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 648, which operates from Loop 1604 at Sonterra Boulevard and up to Stone Oak Parkway at Huebner Road.

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: Off-street vehicle parking requirements typically are determined by the type of use and building size. Multiple commercial uses already exist for the subject property and parking requirements have been met and are sufficient for the proposed zoning classification.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current commercial zoning classification and would not allow the operation of an animal clinic on the property.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (9-0) 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 Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested "C-2 S MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with a Specific Use Authorization for an Animal Clinic is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use will be compatible with the surrounding land uses and overall character of the community.

3. Suitability as Presently Zoned:

The existing "C-2 MLOD ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District is consistent with the adopted land use plan.

4. Health, Safety and Welfare:

Staff has found no evidence of likely adverse impacts on the health, safety, and welfare of the surrounding community, provided the SAWS recommendations are adhered to.

5. Public Policy:

The subject property is located within the boundaries of the Camp Bullis Military Lighting Overlay District, which is a five-mile area surrounding Camp Bullis and located only within the City of San Antonio municipal boundaries. Any new development within the five mile area surrounding Camp Bullis must comply with the lighting standards established within this zoning overlay district.

6. Size of Tract:

The subject property is 0.067 acres in size and should reasonably accommodate the proposed specific use of an animal clinic and meet the required parking.

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 any future development on the property after the zoning classification has been changed, must be restricted as stated in the environmental section of their SAWS dated January 15, 2015.

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, the Garrison Commander did not review the rezoning request because the tract is less than 10 acres in size and does not abut the installation.