



City of San Antonio

Legislation Details (With Text)

File #: 15-2963

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/19/2015

Title: ZONING CASE # Z2015121 S ERZD (Council District 9): A request for a change in zoning from "C-3 MLOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-3 S MLOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for Laboratory-Research and Development Testing on Lot 11, Block 5, NCB 15671 located at 1922 Dry Creek Way. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-121_Location Map, 2. Z2015121 S ERZD_Site Plan, 3. Z2015121 S ERZD SAWS Report

Date	Ver.	Action By	Action	Result
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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 is expedited to the May 21, 2015 City 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: The property is currently zoned “C-3” General Commercial. 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. The proposed use must have a minimum of one parking space per 1000 square feet of gross floor area and a maximum of one parking space per 200 feet of gross floor area.

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 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 Land Use Plan and is currently designated as Regional Center in the land use component of the plan. The base “C-3” General Commercial District 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" General Commercial 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.

The San Antonio Water System has made the following Site-Specific Recommendations:

1. The impervious cover shall not exceed 65% on the site.
2. There shall be no outside storage of any chemicals or containers.
3. All chemicals shall be labeled and stored in designated storage areas and cabinets.
4. Proper disposal of chemicals shall be conducted quarterly and manifests shall be retained accordingly to Federal, State, and Local regulations.
5. A spill response plan shall be developed and reviewed with employees annually to ensure proper spill remediation practices.
6. A chemical spill kit shall be kept onsite and/or within the lab area at all times in case of any accidental spills.
7. SAWS shall be notified at (210) 233-3557 in the events of a chemical spill that occurs within the property boundary that leads to the direct discharge to the sanitary sewer or stormwater drain/channel.
8. Wells that are no longer in use or abandoned shall be properly plugged in accordance with SAWS water well plugging procedures. The Ground Water Resource Protection Section should be notified upon discovery and plugging of such wells.
9. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
10. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Aquifer Protection & Evaluation Section of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Aquifer Protection & Evaluation Section of SAWS.
11. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210) 222-2204, or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, shall be used.
12. The applicant shall notify the Construction Monitoring of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality and the Aquifer Protection & Evaluation Section of SAWS at (210) 233-3522.