



City of San Antonio

Legislation Details (With Text)

File #: 16-4381

Type: Zoning Case

In control: Zoning Commission

On agenda: 8/16/2016

Title: ZONING CASE # Z2016187 S ERZD (Council District 9): A request for a change in zoning 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 Specific Use Authorization for Laundry - Limited To Max of Five Employees on 0.0287 acres out of NCB 17608, located at 19141 Stone Oak Parkway. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-187_Location Map, 2. Z2016-187 ERZD Site Plan, 3. Z2016187 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 Z2016187 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 Specific Use Authorization for Laundry - Limited To Max of Five Employees

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 16, 2016

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Stone Oak Phase II, L.P.

Applicant: Karem Olivia Santiago Rojas

Representative: Jorge Reyes

Location: 19141 Stone Oak Parkway

Legal Description: 0.0287 acres out of NCB 17608

Total Acreage: 0.0287

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: San Antonio Water System, Camp Bullis

Property Details

Property History: The property was annexed by the City of San Antonio in 1997 with Ordinance # 86866 and originally zoned "Temporary R-1." A 1997 zoning case (Ordinance # 88539) rezoned the property to "B-2" Commercial District. Upon adoption of the 2001 Unified Development Code, the zoning converted to the current base zoning of "C-2" Commercial District.

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

Current Land Uses: Retail Center

Direction: South

Current Base Zoning: C-2, PUD R-6

Current Land Uses: Retail Center and Single-Family Residences

Direction: East

Current Base Zoning: C-2

Current Land Uses: Retail Center and Restaurant

Direction: West

Current Base Zoning: C-2

Current Land Uses: Retail Center and Drainage Retention Area

Overlay and Special District Information: All surrounding properties carry the "MLOD" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD" 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: 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

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 a Laundry - Limited to Max of Five Employees.

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 property is located within the North Sector Plan and is designated as Suburban Tier in the future land use component of the Plan. The requested base zoning is consistent with the future land use classification.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current base zoning and the proposed specific use authorization of a Laundry - Limited to Max of Five Employees will be compatible with the surrounding land uses and overall character of the community.

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 requested zoning does not appear to conflict with any public policy objective. The zoning change request supports the North Sector Plan's goal of employment creation and business growth opportunities.

6. Size of Tract:

The subject property measures approximately 0.0287 acres, which is sufficient to accommodate the proposed development.

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 Specific Use Authorization in this case is a requirement of the Code for properties within the Edwards Recharge Zone District, which allows San Antonio Water System (SAWS) to examine the proposed use of the property and its conformity with SAWS requirements.

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 and the City of San Antonio, the Military did not review the request because the property is less than 10 acres in size and does not directly abut the installation.

A San Antonio Water System (SAWS) report dated July 26, 2016 has been prepared and has found the subject property to be located within a previously approved Water Pollution Abatement Plan named Stone Oak Crossing Retail Park. The report has determined that the proposed zoning change will not increase the existing impervious cover of the retail center.

SAWS has recommended the following site specific recommendations and staff supports the following recommendations:

1. Biodegradable detergents shall be strictly used.
2. The laundry service shall be limited to storing 24 gallons of biodegradable detergents on site.
3. No dry cleaning services shall be allowed on site nor the use of associated cleaning agents.