



City of San Antonio

Legislation Details (With Text)

File #: 18-3303

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/15/2018

Title: ZONING CASE # Z2018153 CD S ERZD (Council District 10): A request for a change in zoning from "C-2 ERZD" Commercial Edwards Recharge Zone District and "MF-33 ERZD" Multi-Family Edwards Recharge Zone District to "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for a Laboratory on 3.675 acres out of NCB 17338 and "C-2 ERZD" Commercial Edwards Recharge Zone District on 4.848 acres out of NCB 17338, located at 17115 Redland Road. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2018153 CD S ERZD

SUMMARY:

Current Zoning: "C-2 ERZD" Commercial Edwards Recharge Zone District and "MF-33 ERZD" Multi-Family Edwards Recharge Zone District

Requested Zoning: "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for a Laboratory on 3.675 acres out of NCB 17338 and "C-2 ERZD" Commercial Edwards Recharge Zone District on 4.848 acres out of NCB 17338

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 15, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Bethesda Christian Institute

Applicant: Bellinger Development/JABLVB

Representative: Brown & Ortiz, PC

Location: 17115 Redland Road

Legal Description: 8.523 acres out of NCB 17338

Total Acreage: 8.523

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Parks Department, Planning Department, San Antonio Water System

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 26, 1972 and zoned "Temporary R-1" Temporary One-Family Residence District, established by Ordinance 41429. The zoning changed to "B-2" Business District and "R-3" Multiple-Family District on October 30, 1984, established by Ordinance 59683. The current "C-2" Commercial District and "MF-33" Multi-Family District converted from the previous "B-2" and "R-3," respectively, 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 Overlay District and within the Salado Creek Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2

Current Land Uses: Office Building, Vacant Lot

Direction: East

Current Base Zoning: C-2

Current Land Uses: Vacant Lots

Direction: South

Current Base Zoning: MF-33, R-6, C-2

Current Land Uses: Vacant Lots, Church

Direction: West

Current Base Zoning: R-6

Current Land Uses: Mud Creek Park

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".

Transportation

Thoroughfare: Redland Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Public Transit: There are no bus stops within walking distance of the subject property. The nearest bus stop is 1.5 miles away on the corner of Jones Maltsberger Road and Thousand Oaks along Bus Route 502.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is required. A Traffic Engineer must be present at Commission meetings.

Parking Information: A Laboratory for Testing requires a minimum of one (1) parking space per 1,000 square-feet of the Gross Floor Area (GFA) and permits up to one (1) parking space per 200 square-feet of the GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “C-2” base zoning 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 shall be permitted except for outdoor dining. The “MF-33” Multi-Family District permits multi-family dwellings, single-family dwellings (detached, attached or townhouse), two-family dwellings, three-family dwellings, four-family dwellings, row-house or zero-lot line dwellings, with a maximum density of 33 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located directly adjacent to the Stone Oak Regional Center, and is not located within a half (½) mile of a Premium Transit Corridor.

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 “Suburban Tier” 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 impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “C-2” is appropriate for the surrounding area. The existing “MF-33” is not appropriate for the surrounding area. There is commercial zoning and single-family residential uses in the vicinity. Multi-family uses do not seem appropriate for this location.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The requested zoning is for a food testing laboratory which requires a site plan and review from the San Antonio Water System (SAWS) because it is located within the Edwards Recharge Zone District (ERZD). The request has been reviewed and does not indicate likely adverse effects.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The request is consistent with the North Sector Plan.

6. Size of Tract:

The 8.523 acre site is of sufficient size to accommodate the proposed development. There is currently a concrete slab and four equipment sheds on the subject property.

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 the impervious cover shall not exceed 60% on the site. Reference SAWS report dated May 4, 2018.