



City of San Antonio

Agenda Memorandum

File Number:16-2518

Agenda Item Number: 2.

Agenda Date: 4/19/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2016130 S ERZD

SUMMARY:

Current Zoning: "C-2 ERZD" Commercial Edwards Recharge Zone District

Requested Zoning: "C-2 S ERZD" Commercial Edwards Recharge Zone District with Specific Use Authorization for an Animal Clinic

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 19, 2016

Case Manager: Mary Moralez-Gonzales, Planner

Property Owner: SCAJ Enterprises, Series LLC

Applicant: Dr. Suzie Pet Hospital PLLC

Representative: Suzanne Jardine

Location: 20642 Stone Oak Parkway

Legal Description: Lot 3, Block 34, NCB 19219

Total Acreage: 0.835

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: None

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.

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: MF-25

Current Land Uses: Apartments

Direction: South

Current Base Zoning: R-6 PUD

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: C-2

Current Land Uses: Offices

Direction: West

Current Base Zoning: C-2

Current Land Uses: Business 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: 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: 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.

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 future land use component of the plan. The requested base district of "C-2" Commercial District 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 current "C-2" zoning is compatible with the surrounding land uses.

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 proposed use meets the goals of the Suburban Tier land use classification within the North Sector Plan to ensure commercial uses in suburban areas serve both neighborhood and community scale markets.

6. Size of Tract:

The subject property is 0.835 acres in size and should reasonably accommodate the proposed Specific Use Authorization 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 report.

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 which may, under the right set of circumstances and conditions be acceptable in certain specific locations.