



City of San Antonio

Agenda Memorandum

File Number:17-6222

Agenda Item Number: 3.

Agenda Date: 11/21/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2017257 ERZD

SUMMARY:

Current Zoning: "I-1 UC-1 MLOD AHOD" General Industrial IH-10 West Urban Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay District and "I-1 UC-1 MLOD AHOD ERZD" General Industrial IH-10 West Urban Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District

Requested Zoning: "C-3 UC-1 MLOD AHOD" General Commercial IH-10 West Urban Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay District and "C-3 UC-1 MLOD AHOD ERZD" General Commercial IH-10 West Urban Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 21, 2017

Case Manager: Kayla Leal, Planner

Property Owner: Dario Properties, LTD

Applicant: Professional StruCIVIL Engineers, Inc.

Representative: Mirza T. Baig, P.E.

Location: 12830 Silicon Drive

Legal Description: Lot 16, Block 2, NCB 19189

Total Acreage: 2.129

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis, Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 26, 1972, established by Ordinance 41426. Much of the acreage in the immediate area was zoned "I-1" in 1980 which converted to the current "I-1" General Industrial base zoning district upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

Topography: The subject property is mostly located within the Edwards Recharge Zone District. A small portion on the northwest side is located within the Transition Zone of the Edwards Recharge Zone District.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1, C-3

Current Land Uses: Driveway, Auto Glass Repair

Direction: East

Current Base Zoning: I-1, C-3

Current Land Uses: Restaurants, Parking Lot

Direction: South

Current Base Zoning: C-3

Current Land Uses: Retail Center

Direction: West

Current Base Zoning: I-1

Current Land Uses: Walmart, Sam's Club

Overlay and Special District Information:

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.

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

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: Silicon Drive

Existing Character: Local Street

Proposed Changes: None known

Public Transit: The subject property is in between two bus stops (Stops #67687 and #67796) that are within walking distance. They are on Silicon Drive along Bus Routes 603, 604, 96, and 97.

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: There are various commercial uses allowed within the “C-2” base zoning district, and they each have their respective parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “I-1” General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the UTSA Regional Center. The subject property is within a half (½)-mile of the Fredericksburg 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 “Regional Center” in the land use component of the plan. The requested “C-3” base zoning 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. There is “C-3” General Commercial zoning north, east, and south of the property that have established commercial development.

3. Suitability as Presently Zoned:

The existing “I-1” base zoning district is not appropriate for the surrounding area. The subject property is surrounded by commercial development that would be permitted in a commercial district. General Industrial zoning is too intense for this area.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The area is predominately commercial development already, so the use of an additional retail center does not seem to indicate likely adverse effects.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The Regional Center land use category allows for intense commercial uses and should serve a regional market. Surrounding zoning is predominately commercial and light industrial. The lot is currently vacant and therefore underutilized in an area where growth will likely need to be captured.

It should be noted that the property is located within the Edwards Aquifer Recharge Zone which prohibits land uses that could adversely affect the water supply. All regulations outlined in the Unified Development Code must be followed to minimize the risk of water supply contamination.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.

GCF Goal 2: Priority growth areas attract jobs and residents

GCF P5: Invest in needed amenities and infrastructure that will facilitate higher-density development in the city's priority growth areas.

GCF P6: Align land uses and infrastructure improvements in regional centers with employment uses and jobs best suited for each center's unique assets.

GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.

6. Size of Tract:

The 2.129 acre site is of sufficient size to accommodate the proposed development. The structure of the retail center is currently in construction and the property is accommodating to the size of the structure.

7. Other Factors:

The subject property is located in the "ERZD" Edwards Recharge Zone District, and the San Antonio Water System (SAWS) has reviewed the request and made the Site Specific Recommendation:

1. The existing 59.79% impervious cover shall not be increased in the 0.78 acres over the Recharge Zone.