



City of San Antonio

Agenda Memorandum

File Number:20-2478

Agenda Item Number: Z-14.

Agenda Date: 3/19/2020

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z-2019-10700310 CD S ERZD

SUMMARY:

Current Zoning: "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for a Laboratory, "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for Outdoor Storage and "C-2 ERZD" Commercial Edwards Recharge Zone District

Requested Zoning: "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for Laboratory - Research or Testing

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 18, 2020

Case Manager: Patricia Franco, Planner

Property Owner: JABLVB, LLC, c/o Doug Shepard, CFO

Applicant: JABLVB, LLC, c/o John Bellinger

Representative: Brown & Ortiz, P.C. c/o Daniel Ortiz

Location: 17115 Redland Road

Legal Description: 2.99 acres out of NCB 17338

Total Acreage: 2.99

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: San Antonio Water Systems.

Property Details

Property History: The subject property was annexed by Ordinance 41429 on December 26, 1972 and zoned Temporary "R-1" One Family District. The zoning changed to "B-2" Business District on October 30, 1984 by Ordinance 59683. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "B-2" Business District converted to the current "C-2" Commercial District. On February 21, 2019, a portion of the subject property was rezoned to "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for Outside Storage by Ordinance 2019-02-21-0168. Subsequently, a portion of the property was rezoned 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.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2"

Current Land Uses: Vacant lot

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Redland Oaks Community Church

Direction: South

Current Base Zoning: "MF-33"

Current Land Uses: Vacant lot

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Vacant lot

Overlay and Special District Information:

"ERZD"

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: Collector

Proposed Changes: Secondary Arterial A

Public Transit: VIA bus routes are not within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information: The minimum parking requirement for a Laboratory - Research or Testing is 1 per 1,000 sf of GFA.

ISSUE:

None.

ALTERNATIVES:

Current: Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “C-2”. These districts accommodate community commercial uses, with unlimited building size. 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, dry cleaning, and pawn shop. No outdoor storage or display of goods shall be permitted except for outdoor dining.

Proposed: The proposed “C-2 CD” Commercial District allows the above noted uses in addition to a Conditional Use and Specific Use Authorization for Laboratory - Research or Testing

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not within a Regional Transit Center or located within a half mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend 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 “C-2” base zoning district is consistent with the future 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 established development pattern. The requested “C-2” maintains the base zoning district.

3. Suitability as Presently Zoned:

The existing “C-2” Commercial base zoning is an appropriate zoning district for the surrounding area. The added Conditional Use allows for consideration of conditioning down of a “C-3” use to a “C-2” district. It also allows, where appropriate, for conditions such as: buffering, fencing, hours of operation and restricted temporary signage.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Brooks Area Regional Center:

Economic Development Recommendations: Economic Development Recommendation #2: Diversify employers and job opportunities in the Brooks Area Regional Center.

6. Size of Tract:

The subject property is approximately 2.99 acres, which would adequately support the requested commercial use.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

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 applicant is seeking to develop a currently vacant lot for the use of a Laboratory- Research or Testing.

Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 2 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 January 21, 2020.