



City of San Antonio

Legislation Details (With Text)

File #: 17-4843

Type: Zoning Case

In control: Zoning Commission

On agenda: 9/5/2017

Title: ZONING CASE # Z2017229 CD (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for Animal and Pet Services with Outdoor Training and Play Area on Lot 40, NCB 8679, located at 530 NE Loop 410. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Z2017229_Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2017229 CD

SUMMARY:
Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for Animal and Pet Services with Outdoor Training and Play Area

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: September 5, 2017

Case Manager: Kayla Leal, Planner

Property Owner: BDRW Limited Partnership

Applicant: Pape-Dawson Engineers, Inc.

Representative: Brown & Ortiz, P.C.

Location: 530 NE Loop 410

Legal Description: Lot 40, NCB 8679

Total Acreage: 1.911

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Department of Planning and Community Development and Aviation (San Antonio International Airport)

Property Details

Property History: The subject property was annexed into City of San Antonio City Limits on October 12, 1944, established by Ordinance 1446, and zoned "A" Single Family District. A sliver of the property remained "A" and converted to "R-5" Residential Single-Family District upon the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001). A large portion of the property was changed to "B-3" Business District, established by Ordinance 44467, dated October 17, 1974. This also converted to "C-3" General Commercial upon the adoption of the 2001 UDC.

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: R-5 (across Loop 410)

Current Land Uses: San Antonio International Airport

Direction: East

Current Base Zoning: C-2

Current Land Uses: Days Inn, Van & Rental Car Service

Direction: South

Current Base Zoning: I-1

Current Land Uses: Shuttle Service, Parking Lot, Car Rental Facility

Direction: West

Current Base Zoning: C-3

Current Land Uses: Hotel

Overlay and Special District Information:

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.

Transportation

Thoroughfare: NE Loop 410

Existing Character: Freeway

Proposed Changes: None known

Thoroughfare: Parkridge

Existing Character: Local

Proposed Changes: None known

Public Transit: The nearest bus stop (Stop #77696) is a little over a ten (10)-minute walk away that runs along Bus Routes 9 and 209. It is located east of the property at the Broadway Street and NE Loop 410 intersection.

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: Dog training with outdoor use permitted requires a minimum parking requirement of one (1) parking space per 1,500 square-feet of the Gross Floor Area (GFA) and a maximum of one (1) parking space per 300 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 current “R-5” Residential Single-Family allows single-family dwellings (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet. Other permitted uses include foster family home and public/private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Greater Airport Area Regional Center.

The subject property is located within a half-mile from the Looper 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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Regional Commercial” in the future land use component of the plan. The requested “C-3” 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 established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The property is currently split-zoned. The existing “I-1” and “R-5” base zoning districts are not appropriate for the surrounding area. Industrial is too intense of a zoning, and there is not a Single-Family Residential use on the property. The majority of the property is zoned “C-3,” which is appropriate for the surrounding area. There is commercial zoning on either side of the property and it fronts Loop 410. The request to rezone the entire property to “C-3 CD” will create consistency of zoning throughout the property and is better-suited for the property.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. There is an existing structure on the property that is vacant and will be used for outdoor training and play area.

5. Public Policy:

The request does not appear to conflict with any public policy objective since it is consistent with the adopted land use plan.

The subject property currently consists of a vacant building. Granting the zoning change and conditional use request would allow the building to return to use.

The animal training and play areas are proposed for the south and west-facing sides of the building. A drainage easement and parking lot buffer the west play area and the southern play area faces industrial building. To better buffer the animal play and training areas from the adjacent properties, landscaping or decorative fencing is recommended.

6. Size of Tract:

The subject property is 1.911 acres and is of sufficient size to accommodate the proposed development. The structure already exists on the property and is also of sufficient size for animal and pet services.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide for a land use within an area 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 granting of the zoning with Conditional Use shall only be for the zoning case named in the ordinance approving the Zoning District with the specified Conditional Use provisions.