



City of San Antonio

Legislation Details (With Text)

File #: 19-6573
Type: Zoning Case
In control: Zoning Commission
On agenda: 9/17/2019
Title: ZONING CASE Z-2019-10700185 CD (Council District 10): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Animal and Pet Services (No Outdoor Training, Boarding, Runs, Pens or Paddocks) on Lot 50, Block 12, NCB 17365, located at 14403 Briarmall. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:
Zoning Case Z-2019-10700185 CD

SUMMARY:
Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Animal and Pet Services (No Outdoor Training, Boarding, Runs, Pens or Paddocks)

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: September 17, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Douglas Welch

Applicant: Douglas Welch

Representative: Catherine Welch

Location: 14403 Briarmall

Legal Description: Lot 50, Block 12, NCB 17365

Total Acreage: 0.1890

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Briarwick Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 31, 1995 by Ordinance 83132 and zoned "R-5" Single Family Residence District. Upon the 2001 conversion of the Unified Development Code, "R-5" converted to "R-5" Residential Single-Family District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "R-5" and "R-6"

Current Land Uses: Single-Family Residences and Vacant Lots

Direction: West

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residences

Overlay and Special District Information:

"AHOD"

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: Briarmall

Existing Character: Local

Proposed Changes: None

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

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

Parking Information: The parking requirements for a single family dwelling are 1 space per unit. The minimum parking requirements for a pet grooming service business is 1 parking space per 300 sf of gross floor area.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “R-5”. These districts provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center or within a half 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 San Antonio International Airport Vicinity Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The “R-5” 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 maintains the base zoning district and allows consideration of Animal and Pet Services with any needed conditions. The services will be restricted to only 418 square feet of the residence as shown on the site plan.

3. Suitability as Presently Zoned:

The existing “R-5” Residential Single-Family base zoning is an appropriate zoning district for the surrounding area. The proposed “CD” allows consideration of Animal and Pet Services, which appears appropriate on this corner lot.

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 San Antonio International Airport Vicinity Plan.

San Antonio International Airport Vicinity Plan Relevant Goals and Objectives:

- Goal II: Encourage economic growth that enhances airport operations and surrounding development

6. Size of Tract:

The subject property is 0.1890 acres, which adequately supports the existing home and pet grooming services.

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.

For nonresidential uses proposed in a residential zoning district the following conditions apply:

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Business hours operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.