



City of San Antonio

Agenda Memorandum

File Number:17-2377

Agenda Item Number: 7.

Agenda Date: 4/4/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2017093 CD

SUMMARY:

Current Zoning: "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Animal and Pet Services (Outdoor Training, Boarding, Runs, Pens or Paddocks Permitted)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 4, 2017

Case Manager: Erica Greene, Planner

Property Owner: Thanh Duong

Applicant: KC Pet Products, LLC

Representative: Pablo Labiaga

Location: 14606 Jones Maltzberger Road

Legal Description: 0.6228 acres out of NCB 17251

Total Acreage: 0.6228

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "Temporary R-1" Single-Family Residence District. A 1988 case zoned the subject property as "B-3R" Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3R" General Commercial Restrictive Alcoholic Sales District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3R

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: C-2

Current Land Uses: Office Building, Learning Center

Direction: South

Current Base Zoning: Right-Of-Way

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: C-3R

Current Land Uses: MLC Landscaping

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: Jones Maltsberger Road

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Shingle Oak Drive

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is #502 within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Animal: Dog Training (outdoor permitted) will require the minimum of 1 per 1,500 sf GFA and the maximum of 1 per 300 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning district.

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 property is located within the San Antonio International Airport Vicinity Plan, and is currently designated as Community Commercial in the future land use component of the plan. The requested “C-2” Commercial base zoning district is consistent with the future 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.

3. Suitability as Presently Zoned:

The current “C-3” base zoning is not appropriate for the subject property’s location because the current zoning is not consistent with the current land use designation.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The rezoning request does not appear to conflict with the land use goals and strategies of the San Antonio International Airport Vicinity Land Use Plan that encourages compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes.

6. Size of Tract:

The subject property totals 0.6228 acres in size, which should reasonably accommodate the uses permitted in “C-2” Commercial District.

7. Other Factors:

The applicant proposes an animal and pet service that includes outdoor training, boarding, runs, pens and/or paddocks permitted on the subject property. The properties to the west are zoned “C-2” Commercial District. The properties to the northeast are developed with other commercial uses.

The purpose of the Conditional Use 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.