



City of San Antonio

Agenda Memorandum

File Number:17-4110

Agenda Item Number: 18.

Agenda Date: 7/18/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2017179 CD

SUMMARY:

Current Zoning: "C-2 CD MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales

Requested Zoning: "C-2 CD MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with Conditional Use for Veterinary Hospital to include outdoor paddock and runs

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 18, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: VP Northwood LLC

Applicant: VP Northwood LLC

Representative: Brown & Ortiz

Location: 1638 NE Loop 410

Legal Description: Lot 14, Block 37, NCB 11837

Total Acreage: 0.6416

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Oak Park-Northwood and Oakwell Farm HOA
Applicable Agencies: Aviation Department, Parks and Recreation Department, and SA International

Property Details

Property History: The subject property was annexed into the City of San Antonio and zoned “F” Local Retail District by Ordinance 18115, dated September 25, 1952. The “F” base zoning district converted to “C-2” Commercial District upon the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001). The “C-2” base zoning district was rezoned to the current “C-2 CD” Commercial District with the Conditional Use for Motor Vehicle Sales by Ordinance 2012-02-02-0083, dated February 2, 2012.

Topography: The southern portion of the property is located within the 100-year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: UZROW

Current Land Uses: Loop 410 Expressway

Direction: East

Current Base Zoning: C-3, O-2

Current Land Uses: Dental Office

Direction: South

Current Base Zoning: NP-10

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: C-3

Current Land Uses: Veterinary Hospital

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.

The “MC-3” Austin Highway/Harry Wurzbach Metropolitan Corridor provides site and building design standards for properties located along the two corridors. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: Harry Wurzbach Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: 410 Loop

Existing Character: Freeway

Proposed Changes: None Known

Thoroughfare: Dalewood Place

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus route 509 is within walking distance of the subject property.

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:

The minimum parking requirement for a Veterinary Hospital -small animals is 1 per employee.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a ½ mile of a Regional Center. The subject property is within ½ of a mile of 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 property is located within the Northeast Inner Loop Neighborhood Plan and is currently designated as “Regional Commercial” 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 finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request as adjacent properties carry similar zoning.

3. Suitability as Presently Zoned:

The current "C-2" Commercial District is an appropriate base zoning for the property. The surrounding properties are zoned “C-2” and “C-3”. The subject property is located along Interstate Highway 410 East and Harry Wurzbach Parkway, which is an appropriate location for commercial uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The requested zoning change is requested in order to construct a Veterinary Hospital with outdoor paddock and runs, which should not have an adverse impact on the public health, safety, or welfare of the citizens of San Antonio, and is

less intense than the existing Motor Vehicle Sales use.

5. Public Policy:

The rezoning request is in agreement with the goals and objectives found within the Northeast Inner Loop Neighborhood Plan and the Comprehensive Plan. The Veterinary Hospital is currently operating to the west of the subject property. The rezoning will allow a small business to expand which is supported by the following goal and objective.

Northeast Inner Loop Neighborhood Plan:

Objective 2.3 - Business Development - Attract new, neighborhood-friendly businesses and infill development that will meet the resident's daily needs and bring new vitality to the neighborhoods' commercial centers.

Comprehensive Plan:

Goal 4 - Provide economic opportunities in targeted areas, particularly within Loop 410 and the southern sector.

6. Size of Tract:

The subject property measures 0.6416 of an acre which should reasonably accommodate a Veterinary Hospital with outdoor paddock and runs.

7. Other Factors:

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.

Staff recommends the following conditions:

1. Permit an 8 foot fence to enclose the outside paddock/pen area.