



City of San Antonio

Agenda Memorandum

File Number: 17-5788

Agenda Item Number: Z-13.

Agenda Date: 11/2/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2017180 CD S ERZD

SUMMARY:

Current Zoning: "C-2 S CC ERZD MLOD-1" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with a Specific Use Permit and Special City Council Approval for a Small Animal Clinic with Overnight Boarding

Requested Zoning: "C-2 CD MLOD-1" Commercial Camp Bullis Military Lighting Overlay District with Conditional Use for a Veterinary Hospital - Small Animal with Outdoor Uses permitted and "C-2 CD S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for a Veterinary Hospital - Small Animal with Outdoor Uses permitted (the boundary of the ERZD remains unchanged)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 3, 2017. This case is continued from the August 1, 2017, August 15, 2017, and September 5, 2017 Zoning hearings.

Case Manager: Angela Cardona, Planner

Property Owner: VP Huebner, LLC (c/o Chad Muir) and William Van Pelt

Applicant: VP Huebner, LLC (c/o Chad Muir) and William Van Pelt

Representative: Brown & Ortiz, PC

Location: 12058 Vance Jackson Road

Legal Description: Lot 9, Block 22, NCB 14732

Total Acreage: 0.5459 acres

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed on September 24, 1964 (Ordinance 32614). The property was zoned "B-2 ERZD" Business Edwards Recharge Zone District and was zoned to "B-2 SUP CC ERZD" Business Edwards Recharge Zone District with a Special Use Permit and Special City Council Approval for a Small Animal Clinic with Overnight Boarding on November 30, 2000 (Ordinance 92988) which was later converted to "C2-S CC ERZD" upon adoption of the Unified Development Code on May 3, 2001 (ordinance 93881).

Topography: A portion of the subject property, 0.361 acres lies within the Edwards Aquifer Recharge Zone.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3

Current Land Uses: Storage Facility

Direction: West

Current Base Zoning: C-3

Current Land Uses: Retail Center

Direction: South, Southeast

Current Base Zoning: C-3, C-2

Current Land Uses: Bank/Retail Center

Direction: East

Current Base Zoning: C-3

Current Land Uses: Parking/ Retail

Overlay and Special District Information:

All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD-1" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

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: Vance Jackson Road

Existing Character: Secondary Arterial type A

Proposed Changes: None Known

Thoroughfare: Huebner Road

Existing Character: Primary Arterial Type A

Proposed Changes: None Known

Public Transit: The nearest VIA bus route #603 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: Parking requirements are determined by use. Commercial uses generally requires a minimum of 1 parking space per 300 square feet and a maximum of 1 parking space per 200 square feet.

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 within one half mile of the Far North Corridor Buffer.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-1) recommend 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 North Sector Plan and is currently designated as “Mixed Use Center”. The request for “C-2” base zoning district is consistent with the adopted future land use plan.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change because the request is consistent with commercial uses of the surrounding properties along the corridor.

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is appropriate for the subject property’s location. The applicant’s request for a Conditional Use and a Specific Use Authorization for a Veterinary Hospital to include Outdoor Runs, Paddocks, and Pens is also appropriate for the subject property’s location as it will offer an extension to commercial services already provided and the request will not change the base zoning.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. Proper measures have been taken with San Antonio Water System as it relates to the Edwards Aquifer Recharge Zone.

5. Public Policy:

The rezoning request does not appear to conflict with land use goals and strategies of the North Sector Plan

Economic Development Goal to support, stimulate, and foster increased activity of existing businesses within the North Sector.

6. Size of Tract:

The subject property totals 0.5459 acres in size, which should reasonably accommodate the uses permitted in “C-2” General Commercial District.

7. Other Factors:

Based on the information provided by the applicant, SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 91% on the site. Reference SAWS report dated July 12, 2017.

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.

Pursuant to 35.514 (c) (2), the applicant is requesting an 8 foot fence with the proposed rezoning.

The Zoning Commission recommended the following Conditions:

- 1) No more than eight (8) animals in outside areas at one time.
- 2) Physical employee supervision of animals when animals go outside.
- 3) An eight foot (8’) fence along the east side of the property.
- 4) No external speakers.
- 5) Thirty foot (30’) Type D landscape buffer.