



City of San Antonio

Agenda Memorandum

Agenda Date: June 4, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:
ZONING CASE Z-2024-10700035 S ERZD

SUMMARY:

Current Zoning: "C-3 MLOD-1 MLR-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District

Requested Zoning: "C-3 S MLOD-1 MLR-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District with a Specific Use Authorization for Animal Clinic within the Edwards Recharge Zone

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 4, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: John David Robertson, Douglas MacMahon and Robert Parks III

Applicant: Little Diversified Architectural Consulting

Representative: Little Diversified Architectural Consulting

Location: 18206 Blanco Road

Legal Description: 2,922 square feet out of NCB 16331

Total Acreage: 0.0670 acres

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: Sonterra Property Homeowners Association

Applicable Agencies: Camp Bullis, SAWS, Planning Department, TxDOT

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 74750, dated December 19, 1991, and was originally zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 75712, dated April 30, 1992, to "B-3" Business District. With the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001, the property zoned "B-3" Business District converted to the current "C-3" General Commercial District.

Code & Permitting Details:

Commercial Project Application (COM-PRJ-APP24-39800291) – February 2024

Commercial Remodel Permit (COM-RML-PMT24-40000242) – March 2024

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: "C-3", "C-2"

Current Land Uses: Retail, Restaurants

Direction: East

Current Base Zoning: "C-3", "R-6 PUD"

Current Land Uses: Vacant, Residential Dwelling Units

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Retail, Coffee Shop

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Restaurants, Retail

Overlay District Information:

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, 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 "MLOD-1" Camp Bullis Military Lighting Overlay District 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.

The "ERZD" Edwards Recharge Zone District 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".

Special District Information

None

Transportation

Thoroughfare: Blanco Road

Existing Character: Principal Secondary Arterial A

Proposed Changes: None

Public Transit: There are no VIA bus routes within walking distance of the subject property.

Routes Served: None

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for a Small Animal Clinic – no outside runs is 1 space per employee.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "C-3" General Commercial Districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code. to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home

improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed Zoning: "C-3 S" General Commercial Districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code. to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

If approved, the Specific Use Authorization would permit an Animal Clinic within the Edwards Recharge Zone.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Stone Oak Regional Center and is within a ½ mile of the San Pedro Metro Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternate Recommendation of "C-2 S" Commercial District with a Specific Use Authorization for Animal Clinic with the Edwards Recharge Zone.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is located within the North Sector Plan, adopted in August 2010, and is currently designated as "Suburban Tier" in the future land use component of the plan. The requested "C-3 S" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "Regional

Center”. Staff recommends Denial with an Alternate Recommendation. Planning Commission recommendation pending the June 12, 2024 hearing.

2. **Adverse Impacts on Neighboring Lands:** Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Though the proposed use is consistent with the established development pattern of the surrounding area, it does not align with the future land use designation within the North Sector Plan. Surrounding properties are “C-3” General Commercial, “C-2” Commercial District, and “R-6 PUD” Single-Family Residential Districts.
3. **Suitability as Presently Zoned:** The current “C-3” General Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-3 S” General Commercial District with a Specific Use Authorization for Animal Clinic is not appropriate. Though the property is situated within an established commercial corridor, “C-3” exceeds the intensity suggested for the area within the North Sector Plan. The requested use can be accommodated with the alternate recommendation of “C-2 S” Commercial District with a Specific Use Authorization for an Animal Clinic within the Edwards Recharge Zone. The “C-2” base zone aligns with the current land use designation and would not require a Plan Amendment.
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 request does not appear to conflict with any public policy objective. Relevant Goals and Objectives from the Comprehensive Plan may include:
 - GFC Goal 1 - Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.
 - GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.Relevant Goals and Policies of the North Sector Plan may include:
 - LU-1.1 Locate buffers between high density/intensity land uses that are potentially incompatible.
 - LU-6.5 Encourage development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods.
 - ED-1.3: Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.
6. **Size of Tract:** The subject property is 0.0670 acres, which can reasonably accommodate the proposed commercial development.
7. **Other Factors:** The applicant intends to rezone to “C-3 S” to allow for the use of an Animal Clinic within the Edwards Recharge Zone.

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 1 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed the existing 2,922 square feet or 0.067 acres on the site. Reference SAWS report dated May 14, 2024.

The Specific Use Authorization in this case is a requirement of the Code for properties within the Edwards Recharge Zone District, which allows San Antonio Water System (SAWS) to examine the proposed use of the property and its conformity with SAWS requirements.

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 may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant is rezoning to develop an Animal Clinic with the Edwards Recharge Zone.

One access may be allowed onto Blanco Rd. No access may be allowed onto LP 1604. TxDOT coordination would be required.