



City of San Antonio

Agenda Memorandum

Agenda Date: October 4, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2022-10700245 CD

SUMMARY:

Current Zoning: "C-3NA MLOD-1 MLR-2" General Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

Requested Zoning: "C-3 CD MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Animal and Pet Services (outdoor training, boarding, runs, pens or paddocks permitted)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 4, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: 24000 Tech Drive Building Ltd

Applicant: Ken Gindy

Representative: Ken Gindy

Location: 5119 Beckwith Boulevard

Legal Description: 2.35 acres out of NCB 17402

Total Acreage: 2.35

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Planning Department, Camp Bullis Military Base

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 41428, dated December 25, 1972 and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 58694, dated May 3, 1984 to "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-2" Business District converted to "C-2" Commercial District. The property was rezoned by Ordinance 2009-08-06-0628, dated August 6, 2009 to "C-3 NA" General Commercial Nonalcoholic Sales District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MF-33

Current Land Uses: Apartment Complex

Direction: South

Current Base Zoning: MXD

Current Land Uses: Vacant

Direction: East

Current Base Zoning: C-2

Current Land Uses: Sporting Goods Store

Direction: West

Current Base Zoning: C-3 NA

Current Land Uses: Auto Repair Caliber Collision

Overlay District Information:

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.

Special District Information: N/A

Transportation

Thoroughfare: Beckwith Boulevard

Existing Character: Local

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.
Routes served: 603

Traffic Impact: The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502** A TIA Report is not required.

Parking Information: The minimum parking requirements for Kennel and Dog training (Boarding and Outdoor Runs permitted) is 1 space per 1500 sf GFA

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "C-3NA" General Commercial Nonalcoholic Sales districts are identical to C-3 districts except that the sale of alcoholic beverages is prohibited.

Proposed 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.

The Conditional Use allows for Animal and Pet Services (outdoor training, boarding, runs, pens or paddocks permitted).

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located with the UTSA Regional Center and within ½ a mile from the Fredericksburg 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 approval criteria below.

1. **Consistency:** The subject property is located within the UTSA Area Regional Center Plan and is currently designated as “Regional Commercial” in the future land use component of the plan. The requested “C-3” base zoning district is consistent with the future land use designation.
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. The proposed use is consistent with the established development pattern of the surrounding area. Surrounding properties are zoned “C-2” Commercial and “C-3” General Commercial.
3. **Suitability as Presently Zoned:** The existing “C-3NA” General Commercial Nonalcoholic Sales District is an appropriate zoning for the property and surrounding area. The proposed “C-3 CD” General Commercial District with Conditional Use for Animal and Pet Services (outdoor training, boarding, runs, pens or paddocks permitted) is also an appropriate zoning for the property and the surrounding area. The proposed rezoning maintains the base “C-3” General Commercial District and the “CD” Conditional Use allows consideration of Animal and Pet Services.
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 objectives of the UTSA Area Regional Center Plan.
 - GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.
 - GCF Goal 2: Priority growth areas attract jobs and residents.
 - GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.
 - JEC Goal 1: Employment is focused in the city’s 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio’s residents and businesses.
 - Goal 7: Jobs and Economic Development: Support the expansion, development, and retention of an array of businesses, tourism, and entertainment options in order to provide job opportunities and improved quality of life that meets the needs for a growing diverse community.
 - Create a business-friendly environment that supports small and local businesses, continues to attract larger corporations and institutions, and encourages innovation and creative partnerships.
 - Economic Development Recommendation #2: Develop a strategy for attracting and retaining small and mid-sized businesses and business support services to the UTSA Area.
6. **Size of Tract:** The 2.35 acre site is of sufficient size to accommodate the proposed Commercial development.

7. **Other Factors:** 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.

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 applicant is rezoning to develop a Animal and Pet Services (outdoor training, boarding, runs, pens or paddocks permitted).