



City of San Antonio

Agenda Memorandum

Agenda Date: July 18, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:
ZONING CASE Z-2023-10700111 S ERZD

SUMMARY:
Current Zoning: "C-2 ERZD" Commercial Edwards Recharge Zone District

Requested Zoning: "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use Authorization for Animal Clinic

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: July 18, 2023

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: Radii Group, LLC

Applicant: Radii Group, LLC

Representative: Acuform Architecture

Location: 17203 Jones Maltsberger Road

Legal Description: Lot 40, Block 1, NCB 17725

Total Acreage: 0.413

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: San Antonio Water System, Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 61611, dated December 29, 1985, and was originally zoned Temporary "R-1" Single Family Residence District. The property was rezoned by Ordinance 91482, dated March 23, 2000, 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 the current "C-2" Commercial 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: "C-2"

Current Land Uses: Software Company

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Civil Engineering Company

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Vacant, Middle School

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Vacant

Overlay District Information:

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: Jones Maltsberger Road

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Redland Road
Existing Character: Secondary Arterial A
Proposed Changes: None Known

Public Transit: There is no public transit within walking distance of the property.

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for an animal clinic is 1 per employee. There is no maximum parking requirement for animal clinic.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “C-2” Commercial District accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

Proposed Zoning: “C-2 S” Commercial District accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The “S” Specific Use Authorization would allow for an Animal Clinic within the Edwards Recharge Zone District.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within the Stone Oak Regional Center but is not within ½ a mile from any Premium Transit Corridor

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

SAWS has indicated that the current impervious cover of 68.6% is not changing.

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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Community 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 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 District and “R-6” Residential Single-Family District.
- 3. Suitability as Presently Zoned:** The existing “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-2 S” Commercial District with a Specific Use Authorization for Animal Clinic is also appropriate. The “S” Specific Use Authorization is required for Animal Clinic use within the Edwards Recharge Zone District. The applicant provided a prescribed site plan which indicates the use of the property and structures. Any major amendments to the site plan will require additional zoning and public consideration.
- 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 San Antonio International Airport Vicinity Land Use Plan and the Comprehensive Plan.

Relevant Goals and Policies of the Comprehensive Plan may include:

- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
- GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.

Relevant Themes and Objectives of the SA International Airport Vicinity Plan may include:

- Key Theme 7 - Encouraging compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes.
- Objective 2.2: Encourage commercial development that respects the integrity of existing residential development.
- Objective 2.3: Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons.

- 6. Size of Tract:** The 0.413-acre site is of sufficient size to accommodate the proposed commercial development.

7. **Other Factors:** Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 2 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 68.6% on the site. Reference SAWS report dated June 1, 2023. 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.