



City of San Antonio

Agenda Memorandum

Agenda Date: June 7, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2022-10700019 CD S

SUMMARY:

Current Zoning: "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District

Requested Zoning: "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for an Animal and Pet Services (outdoor training, boarding, runs, pens or paddocks permitted)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 7, 2022

Case Manager: Despina Matzakos, Planner

Property Owner: DCI Developers, LLC

Applicant: DCI Developers, LLC

Representative: Killen, Griffin & Farrimond, LLC

Location: 8138 West Hausman Road

Legal Description: Lot 22, Block 6, NCB 14616

Total Acreage: 2.457 acres

Notices Mailed**Owners of Property within 200 feet:** 10**Registered Neighborhood Associations within 200 feet:** NA**Applicable Agencies:** Planning Department, SAWS**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 39197, dated February 24, 1971 and zoned Temporary "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District. The property was rezoned by Ordinance 2014-12-04-0998 to the current "MF-18" Limited Density Multi-Family District.

Topography: The subject property is located in the Edwards Aquifer Recharge Zone and within the Leon Creek Watershed.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** C-3**Current Land Uses:** Neighborhood Hospital, Delia's Tamales, Empty Land**Direction:** South**Current Base Zoning:** MF-25**Current Land Uses:** Multi-Family Residential Community**Direction:** East**Current Base Zoning:** C-2, MF-33**Current Land Uses:** Multi-Family Residential Community**Direction:** West**Current Base Zoning:** C-2**Current Land Uses:** Commercial Food Chain Strip**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:** West Hausman Road**Existing Character:** Secondary Arterial A

Proposed Changes: None

Thoroughfare: Highway Loop 1604

Existing Character: Interstate

Proposed Changes: None

Public Transit: There are no VIA bus routes within proximity to the subject property.

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 is 1 per 1,500 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "MF-18" Limited Density Multi-Family District allows multi-family development up to 18 units per acre.

Proposed Zoning: "C-2 CD S" Commercial districts accommodate 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 "CD" Conditional Use allows for Animal and Pet Services (outdoor training, boarding, runs, pens or paddocks permitted) and the "S" Specific Use Authorization allows consideration of the use over the Edwards Recharge Zone District.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within proximity to a Regional Center or Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and SAWS recommends Approval.

SAWS recommends that impervious cover not exceed 65% on the subject site.

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 and is currently designated as "Suburban Tier" in the future land use component of the plan. The requested "C-2" Commercial 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 primarily "C-2" Commercial District, "C-3" General Commercial District, "MF-25" Low Density Multi-Family District, and "MF-33" Multi-Family District.
3. **Suitability as Presently Zoned:** The existing "MF-18" Limited Density Multi-Family District is an appropriate zoning for the property and surrounding area. The proposed "C-2 CD S" Commercial District with a Conditional Use and Specific Use Authorization for an Animal and Pet Services (outdoor training, boarding, runs, pens or paddocks permitted) is also an appropriate zoning for the property and surrounding area. There are commercial zoning and uses established in the area. The proposed rezoning would establish additional "C-2" Commercial zoning along a Secondary Arterial and in close proximity to Loop 1604. The "CD" Conditional Use would allow for Animal and Pet Services (outdoor training, boarding, runs, pens or paddocks permitted) and the "S" Specific Use Authorization allows consideration of the use over the Edwards Recharge Zone District, with any needed conditions/limitations and a site plan.
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 Policies of the North Sector may include:

Natural Resources Goal 1: Edwards Aquifer Recharge and Contributing Zones are protected as the City's primary potable water source.

N.R. Strategy 1.5: Encourage the implementation or improvements to construction standards, performance measures, and best management practices to preserve water quality.

Land Use Goal 1: Compatible land use patterns promoted so that natural resources are preserved and the local economy remains viable.

6. **Size of Tract:** The 2.457-acre site is of sufficient size to accommodate the proposed commercial uses and development.
7. **Other Factors:** The applicant seeks to develop a Pet Paradise which consists of veterinary services, boarding/kenneling and related indoor and outdoor pet/animal services.

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 Conditional Use zoning procedure is designed to provide for a land use within the area 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 granting of zoning with Conditional Use shall only be for the zoning case named in the ordinance approving the Zoning Districts with the specified Conditional Use provisions.

Based on the information provided to the 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 65% on the site. Reference SAWS report dated May 12, 2022