



City of San Antonio

Agenda Memorandum

Agenda Date: May 19, 2022

In Control: City Council Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:
ZONING CASE Z-2021-10700330 S ERZD

SUMMARY:

Current Zoning: "C-3R MLOD-1 MLR-2 ERZD" General Commercial Restrictive Alcohol Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District

Requested Zoning: "C-3R S MLOD-1 MLR-2 ERZD" General Commercial Restrictive Alcohol Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for an Animal Clinic

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 19, 2022

Case Manager: Rebecca Rodriguez, Senior Planner

Property Owner: DDR DB Stone Oak LP

Applicant: Michelle Slayden

Representative: Ralph Reynolds

Location: 23014 US Hwy 281 North

Legal Description: 0.285 acres out of NCB 18217

Total Acreage: 0.285

Notices Mailed

Owners of Property within 200 feet: 2

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis – Joint Base San Antonio, SAWS

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 61608, dated December 29, 1985, and zoned Temporary “R-1” ERZD Single Family Residence Edwards Recharge Zone District. The property was rezoned by Ordinance 89170, dated January 28, 1999, and zoned “B-3R” Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned “B-3R” ERZD converted to “C-3R” General Commercial Restrictive Alcoholic 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: C-3R

Current Land Uses: Retail Center

Direction: South

Current Base Zoning: C-3R

Current Land Uses: Grocery, Retail Center

Direction: East

Current Base Zoning: R-6

Current Land Uses: Drainage Easement

Direction: West

Current Base Zoning: C-3

Current Land Uses: Retail Center

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.

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: US Hwy 281 N

Existing Character: State Highway

Proposed Changes: None known

Thoroughfare: TPC Parkway

Existing Character: Secondary Arterial B

Proposed Changes: None

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

Traffic Impact: Preliminary Review Only– Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting.

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 requirement for a small animal clinic is one (1) per employee.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “C-3R” 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.

“C-3 R” Restrictive Alcoholic Sales is identical to C-3 districts except that the sale of alcoholic beverages for on-premises consumption is prohibited.

Proposed Zoning: “C-3R” 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.

“C-3 R” Restrictive Alcoholic Sales is identical to C-3 districts except that the sale of alcoholic beverages for on-premises consumption is prohibited.

The “S” Specific Use Authorization will allow for an animal clinic.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Stone Oak Regional Center and within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff, SAWS, and Zoning Commission recommend Approval.

The existing impervious cover will remain the same. Impervious cover percentage not prescribed; the site is already built out.

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 “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.
- 3. Suitability as Presently Zoned:** The existing “C-3R” General Commercial Restrictive Alcohol Sales District is an appropriate zoning for the property and surrounding area. The proposed “C-3R S” General Commercial Restrictive Alcohol Sales District with a Specific Use Authorization for an Animal Clinic is also appropriate due to its compatibility with surrounding uses. The base zoning district will remain, and the Specific Use Authorization will allow for an animal clinic as an accessory use to the existing retail pet store.
- 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. The proposed zoning change will meet the following goals and principles of the North Sector Plan:

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.

COM-1.7 Consider the location of an accessible, high traffic satellite animal care facility, in the North Sector. LU-3.2 Integrate mixed use areas vertically as well as horizontally, allowing for differing uses within the same building, as well as within the same project area.

LU-3.3 Promote job growth in the Specialized, Regional, and Mixed Use Centers to achieve the City's diversified business targets through land use guidance and economic incentives.

6. **Size of Tract:** The 0.285 acre site is of sufficient size to accommodate the proposed commercial development, including an animal clinic.
7. **Other Factors:** Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 1 property. The existing impervious cover will remain the same. The site is already built out. SAWS staff recommends approval of the zoning request. Reference SAWS report dated March 8, 2022.

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 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.