

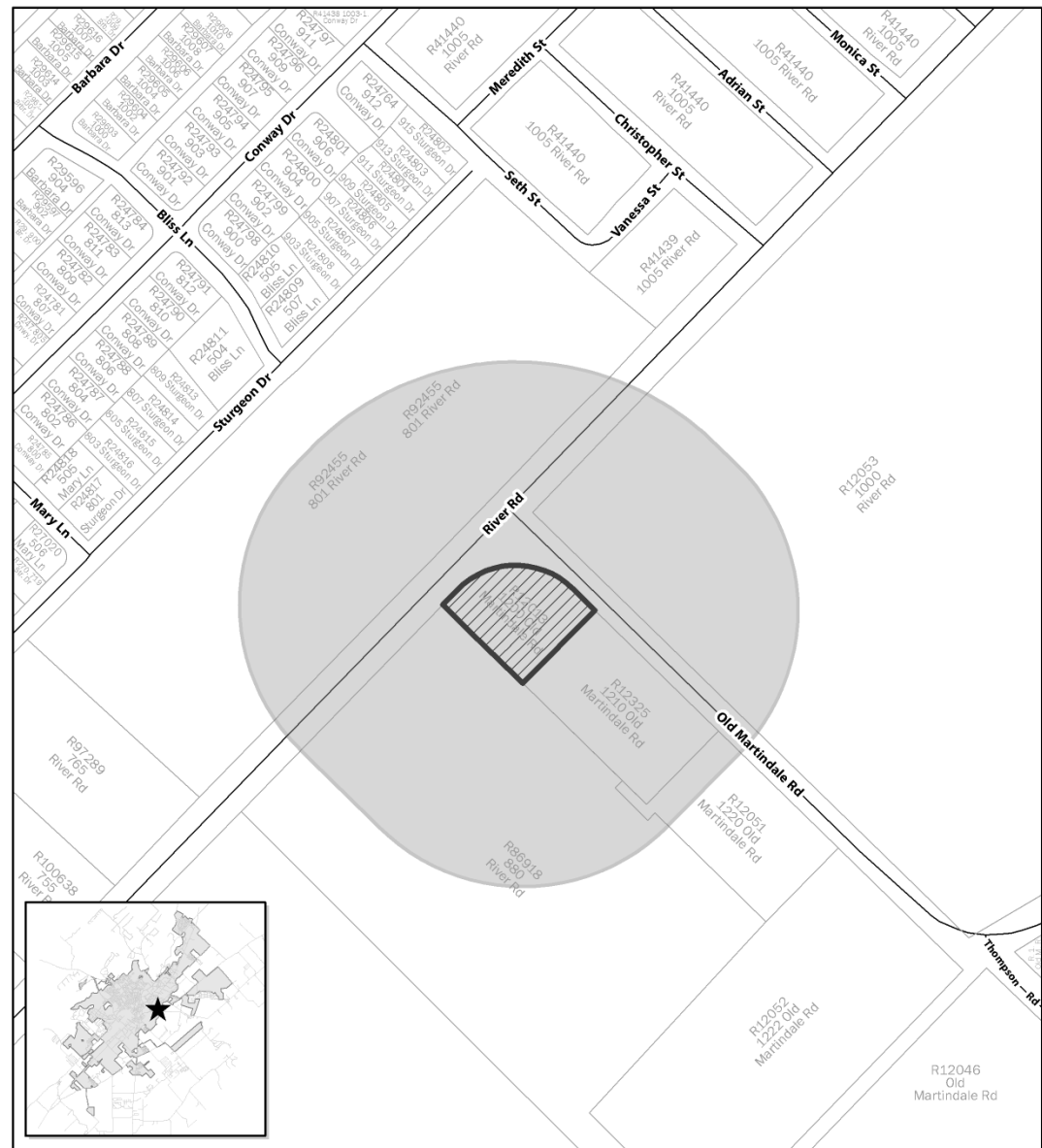
ORDINANCE 2018-XX

ZC-18-09 (Beyond Grooming)

Hold a public hearing and Consider a request by Jonathon Gonzalez, on behalf of Michelle McWatters, has requested a zoning change from “NC” Neighborhood Commercial, to “N-MS” Neighborhood - Main Street for approximately .977 acres, more or less, out of the Juan M Veramendi Survey, Tract 31, located at 1200 Old Martindale Road. (W. Parrish)

Location:

- Approximately 0.977 acres located at the intersection of Old Martindale Road and River Road
- Previously a day care facility
- Surrounding uses include truck storage, self-storage, a quarry, multifamily, and single family.
- Blanco Gardens Neighborhood
- Located in an “Existing Neighborhood” on the Comprehensive Plan Map



ZC-18-09
1200 Old Martindale Rd
NC to N-MS
Map Date: 7/6/2018

 400' Buffer
 Subject Property



0 175 350 700 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Context & History

- **Existing Zoning:**
Neighborhood Commercial (NC)
- **Proposed Zoning:**
Neighborhood – Main Street (N-MS)
- Current zoning does not allow for animal care facilities.
- Applicant is proposing a pet grooming facility in the current building.
- May be interested in expanding or constructing a new building in the future.



ZC-18-09
1200 Old Martindale Rd
NC to N-MS
Map Date: 7/6/2018

 Subject Property



0 175 350 700 Feet

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N-MS Zoning Analysis:

- N-MS is intended to serve as a pedestrian oriented mixed use corridor within close proximity to primarily residential areas.
- Proposed Building Type:**
Neighborhood Shopfront
- Proposed rezoning to N-MS is consistent with the surrounding uses. There is an SF-R lot to the rear of the property along Old Martindale, a Transitional Protective Yard will be required.
- An Existing Neighborhood Regulating Plan is required to be approved with this zoning change.



GENERAL DESCRIPTION

The N-MS district is intended to serve as a pedestrian oriented mixed use corridor located within close proximity to primarily residential areas. N-MS should be applied along predominantly commercial corridors within existing neighborhood areas on the Preferred Scenario Map. The N-MS district creates pedestrian friendly corridors and gateways to residential areas and provides for appropriate buffers and transitions to adjacent residential land uses.

DENSITY

Impervious cover	80% max.
Occupancy Restrictions	Section 5.1.4.1

TRANSPORTATION

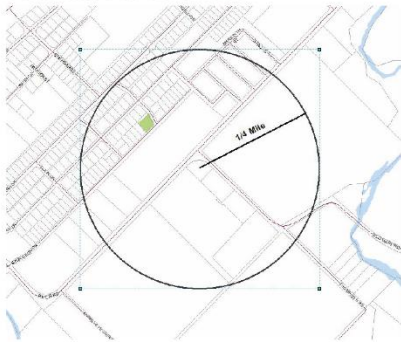
Block Perimeter	2,000 ft. max.	Section 3.6.2.1
Street type Type	Mixed Use	Section 3.8.1.8
	Conventional	Section 3.8.1.7

Regulating Plan

PROPERTY: 1200 Old Martindale Road

EXISTING CONDITIONS ANALYSIS

PROXIMITY TO PARKLAND



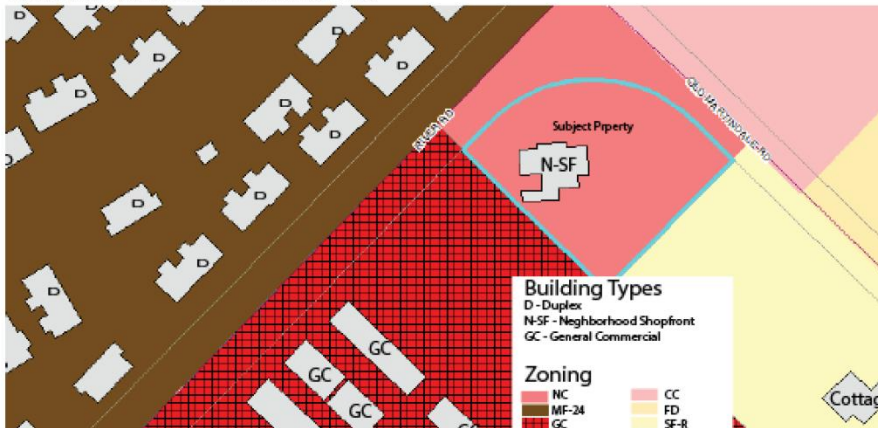
EXISTING STREETSAPES



EXISTING STREETS AND STREETSAPES

	RIVER ROAD	Old Martindale
Street Type	Avenue Existing ROW: 80'	Neighborhood Queuing Existing ROW: 52'

EXISTING ZONING AND BUILDING TYPES

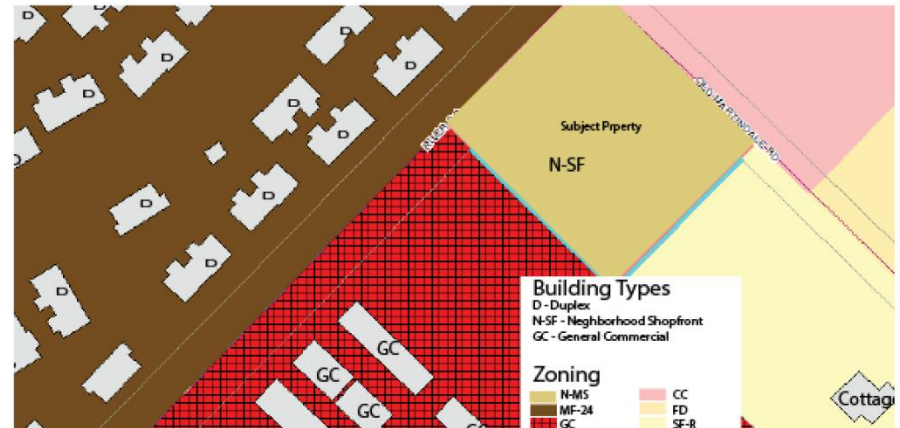


PROPERTY: 1200 Old Martindale Road

EXISTING NEIGHBORHOOD REGULATING PLAN ORDINANCE #: 2018-####

PROPOSED ZONING REGULATIONS

	Lot 1
Zoning District	Neighborhood - Main Street (N-MS)
Building Type	Neighborhood Shopfront
Max. Units	2
Required Streetscape	Conventional
Street Type	Existing (no new streets required)
Transitional Protective Yard	A/B
Residential Infill Compatibility	N/A
Parking location	Surface Parking: Second or Third Layer
Parkland	No residential development proposed at this time



Staff Recommendation:

*At their July 24th Planning and Zoning Commission Meeting, the Commission recommend **approval** of the zoning change with a 7-0 vote.*

- Staff provides this request to the Commission for your consideration and Staff recommends **approval** of the request for a zoning change from Neighborhood Commercial to Neighborhood – Main Street (N-MS)