



City of San Antonio

Agenda Memorandum

Agenda Date: July 16, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2023-10700127 CD

SUMMARY:

Current Zoning: "O-2 MLOD-1 MLR-2" High-Rise Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

Requested Zoning: "C-2NA CD MLOD-1 MLR-2" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Veterinary Hospital - Small Animal

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 16, 2024

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Wildlife Rescue & Rehabilitation, Inc.

Applicant: Wildlife Rescue & Rehabilitation, Inc.

Representative: James Martinez

Location: 11902 Rustic Lane

Legal Description: Lot 1, Block 5, NCB 14715 and Lot 1, Block 10, NCB 14720

Total Acreage: 0.8161 acres

Notices Mailed**Owners of Property within 200 feet:** 125**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Camp Bullis Military Base, Planning Department**Property Details**

Property History: Subject property was annexed into the City of San Antonio by Ordinance 41428, dated December 26, 1972, and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 62041, dated December 19, 1985, to "O-1" Office District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "O-1" Office District converted to the current "O-2" High-Rise Office District.

Code & Permitting Details: There is no code enforcement for the subject property.

Certificate of Occupancy Application – COO-APP24-37600283 – February 2024

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:** R-6, R-6 CD, C-2NA**Current Land Uses:** Church, Residential Dwelling with Conditional Use for Professional Office, Vacant, Professional Office**Direction:** South**Current Base Zoning:** R-6, MF-33**Current Land Uses:** School, Multi-Family**Direction:** East**Current Base Zoning:** MF-33**Current Land Uses:** Multi-Family**Direction:** West**Current Base Zoning:** R-6, C-2NA**Current Land Uses:** Church, Dental Office**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: Rustic Lane

Existing Character: Local

Proposed Changes: None known

Thoroughfare: Vance Jackson Road

Existing Character: Minor Secondary Arterial A

Proposed Changes: None known

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

Routes Served: 96, 603, 503, 603

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 “Veterinary Hospital- Small Animal” is 1 parking space per employee.

ISSUE:

None

ALTERNATIVES:

Current Zoning: “O-2” High-Rise Office District provides for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

Proposed Zoning: “C-2NA CD” Commercial Nonalcoholic Sales Districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

The “CD” Conditional Use is for Veterinary Hospital- Small Animal.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center or within ½ a mile from a 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 North Sector Plan, adopted August 5, 2010, and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “C-2NA” 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. There is existing “C-2NA” Commercial Nonalcoholic Sales District zoning in the area.
3. **Suitability as Presently Zoned:** The existing “O-2” High-Rise Office District is an appropriate zoning for the property and surrounding area. The proposed “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Veterinary Hospital- Small Animal is also appropriate. While the current zoning is not within the scope of the land use of the North Sector Plan, the proposed zoning is. Additionally, the commercial use aligns with existing businesses in the surrounding area and is supported by Vance Jackson Road, a Secondary Arterial. The prescribed site plan would prevent expansion of the building footprint and deviation from the approved document could potentially warrant additional council 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 appear to conflict with any public policy objectives. Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - 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.

Relevant Goals and Policies of the North Sector Plan may include:

- Natural Resources Goal 1: Edwards Aquifer Recharge and Contributing Zones are protected as the City’s primary potable water source.
- Land Use Goal 1: Compatible land use patterns promoted so that natural resources are preserved and the local economy remains viable.
- Land Use Strategy 6.5: Encourage development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods.
- Military Compatibility Strategy 3.4: Continue to enforce the Military Lighting Overlay District (MLOD) such that future development includes provisions for the design of outdoor light fixtures to be directed / shielded downward and screened to avoid nighttime lighting spillover effects on adjacent land uses and nighttime sky conditions.

6. **Size of Tract:** The 0.8161-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 Veterinary Hospital- Small Animal.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.