



City of San Antonio

Agenda Memorandum

Agenda Date: December 16, 2021

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:
ZONING CASE Z-2021-10700284 CD

SUMMARY:
Current Zoning: “O-2 AHOD” High-Rise Office Airport Hazard Overlay District

Requested Zoning: “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for a Veterinary Hospital

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: November 16, 2021

Case Manager: Forrest Wilson, Planner

Property Owner: UDP, Inc.

Applicant: Meridian MVC Pathway San Antonio, LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 2426 Ceegee Lane

Legal Description: Lot 2, Block 1, NCB 16044

Total Acreage: 1.678

Notices Mailed**Owners of Property within 200 feet:** 15**Registered Neighborhood Associations within 200 feet:** None**Applicable Agencies:** None**Property Details**

Property History: The subject property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and was zoned "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 "O-2" High-Rise Office 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:** NEISD Community Learning Center**Direction:** East**Current Base Zoning:** "O-2"**Current Land Uses:** Office**Direction:** South**Current Base Zoning:** "C-2"**Current Land Uses:** Hotel**Direction:** West**Current Base Zoning:** "O-2"**Current Land Uses:** Office**Overlay District Information:**

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

None.

Transportation**Thoroughfare:** Ceegee Lane**Existing Character:** Local**Proposed Changes:** None Known

Public Transit: VIA bus routes are within walking distance of the subject property

Routes Served: 552

Traffic Impact: TIA report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The minimum parking requirement is one (1) space per employee

ISSUE:

None

ALTERNATIVES:

Current Zoning: “O-2” High-Rise Office Districts provide 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-2” 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 would allow a Veterinary Hospital.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Greater Airport Regional Center and a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 San Antonio International Airport Vicinity Plan and is currently designated as “Regional Commercial” 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 zoned “C-2” Commercial District and “O-2” High Rise Office.
3. **Suitability as Presently Zoned:** The existing “O-2” High-Rise Office District is an appropriate zoning for the property and surrounding area, as there are several high-rise office buildings near Loop 410. The requested “C-2 CD” Commercial District with a Conditional Use for a Veterinary Hospital is also appropriate as surrounding properties are zoned “C-2”. Additionally, the applicant has indicated the existing building will be used on site, with potential for building expansion, and there will not be any outdoor boarding, pens, paddocks, runs, etc. The applicant also submitted a required site plan, which will hold them to the proposed use and development.
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 proposed change of zoning does not appear to conflict with the goals and strategies of the San Antonio International Airport Vicinity Plan.

Relevant Themes, Goals, and Objectives of the San Antonio International Airport Vicinity Plan may include:

- Land Use Theme 7: Encouraging compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes
 - Land Use Theme 8: Encourage adaptive reuse or retrofit of declining commercial areas
 - Quality of Life and Economic Objective 2.3: Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons.
6. **Size of Tract:** The 1.678 acre site is of sufficient size to accommodate the proposed commercial development and vet hospital.
 7. **Other Factors:** 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.