



City of San Antonio

Agenda Memorandum

Agenda Date: December 21, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

Zoning Case Z-2021-10700255 S ERZD

SUMMARY:

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

Requested Zoning: "C-2 S MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Specific Use Authorization for Animal Clinic

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 21, 2021

Case Manager: Summer McCann, Planner

Property Owner: Vision Veterinary Properties LLC

Applicant: Vision Veterinary Properties LLC

Representative: Brown & Ortiz PC

Location: 4522 De Zavala Road

Legal Description: Lot 34, Block 1, NCB17661

Total Acreage: 0.841 Acres

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Shavano Ridge HOA, The Woods of Shavano Community Association

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 66021, dated December 30, 1987 and zoned Temporary "R-1" Single-Family. The property was rezoned to "B-3" Business District by Ordinance 67564, dated July 21, 1988. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3" Business District converted to "C-3" General Commercial 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-3NA S"

Current Land Uses: Self-Storage

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Carwash

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Single-Family Dwellings

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Office Building

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: De Zavala

Existing Character: Principal / Secondary Arterial A

Proposed Changes: Streets, Bridges, and Sidewalk Improvements

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

Routes Served: 97

Traffic Impact: De Zavala is identified on the City's Major Thoroughfare Plan as (Secondary Arterial Type A 86' ROW). ROW dedication and improvement may be required. Arterials require min. 48' pavement - 24' from centerline. Per UDC Table 506-3, note 5 bike facilities are required on all arterials along with sidewalks. All Substandard Street improvements can be reviewed as part of the associated plat, the option of submitting an SIP is also available which will be required at time of Building permit. TIA review will be revisited at time of building permit and/or Plat.(site plan will be required)

Parking Information: The minimum parking requirement for an Animal Clinic is 1 per employee.

ISSUE: None.

ALTERNATIVES:

Current Zoning: "C-3" 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.

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 "S" Specific Use Authorization will allow for an Animal Clinic

The "S" Specific Use Authorization would allow for Animal Clinic over the Edwards Recharge Zone District.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a premium transit corridor or within a Regional Center.

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 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.
3. **Suitability as Presently Zoned:** The existing “C-3” General Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-2 S” Commercial District with Specific Use Authorization for Animal Clinic is also appropriate and consistent with the development pattern of the area. There are “C-3” General Commercial District and “C-2” Commercial District in the surrounding area and the proposed commercial development is appropriate along Dezavala Road, a Secondary Arterial. The “S” Specific Use Authorization is for review of an Animal Clinic over the Edwards Recharge Zone District (ERZD).
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 rezoning does not appear to conflict with the following goals, principles, and objectives of the North Sector Plan:

Goal LU-3 Higher density/intensity tiers are recommended adjacent or proximate to activity centers.

- LU-3.1 Set priority for pursuing a compatible and highest and best use for development of vacant infill and underutilized parcels between Loop 1604 and Loop 410 in a

Goal LU-6 Development of livable, walkable communities is encouraged.

- LU-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.

6. **Size of Tract:** The 3.309 acre site is of sufficient size to accommodate commercial uses and the proposed animal clinic.

7. **Other Factors:** The subject property is located within the Camp Bullis Military 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.

Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 1 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 November 22, 2021.

The applicant is rezoning to construct an animal clinic.