



Agenda Item Report

Legislative Board: City Council
Date: July 21, 2026
Contact: Victor Escamilla
Agenda Item ID / Number: 2026-567- / I.1

ITEM TITLE: Public hearing, deliberation, and possible action to consider an Ordinance on first and possible final reading and to adopt said Ordinance regarding a request by Sandlin Services, LLC for a Specific Use Permit (SUP) to allow the "Animal Veterinary Office or Grooming (with Outside Yard)" use on a property in the Interstate Business (B-3) zoning district on part of Lot 1, Block A, Bridgekeeper Professional Subdivision, City of Buda, Hays County, TX, addressed as 1111 Robert S. Light Boulevard, Buda, TX 78610 (SUP 25-08) (Development Services Assistant Director Will Parrish) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

The City of Buda has received an application for a Specific Use Permit (SUP) for the development known as Emergency Animal Hospital of Buda, located at the southwest corner of the intersection of South Interstate 35 and Robert S Light Boulevard. The property is currently platted as Bridgekeeper Professional Subdivision, Block A, Lot 1, being approximately 3.868 acres out of Abstract No. 284 of the Jacob G. Lents Survey.

The western +/- 1.05 acres of the property lie outside of Buda city limits within the extraterritorial jurisdiction (ETJ). The remainder of the property lies within the Interstate-35 Business (B-3) District, within the Gateway Corridor Overlay (O-G) District. The property is currently vacant and is served by the South Buda Water Control and Improvement District #1 for water and wastewater services.

The applicant has indicated that the intended use for the northeastern portion of the development is for that of an Animal Veterinary Office or Grooming use (with Outside Yard/Kennels). The "Animal Veterinary Office or Grooming (with Outside Yard/Kennels)" use, defined in section 5.02 of the Unified Development Code (UDC) as a "facility with a fenced yard or outside kennels in which dogs, cats, or other domestic animals are accepted for medical treatment, grooming, bathing or other treatment for which payment is received", requires approval of a SUP in the B-3 District under UDC Subsection 2.06.05.

During the regularly scheduled meeting on June 9, 2026, the Planning and Zoning Commission recommended approval of the Specific Use Permit by a vote of 6-0. Concerns expressed by the Commission during the hearing included the nature of the slope of the proposed sidewalk to be constructed along the Robert S Light Boulevard frontage. As a result, the applicant has submitted revisions to the sidewalk, tapering the proposed 10' width to 8' past the private connection to the IH-35 intersection, allowing for erection of a guard rail extending from the adjacent retaining wall while maintaining the minimum 8' width requirement stated in the Trails Master Plan. The 6' pedestrian path to the south has been shifted to the west in order to accommodate the guard rail.

2. BACKGROUND/HISTORY

The eastern portion of the property was annexed into the City in 2013 with Ordinance 2013-26 and has been assigned a zoning district of Interstate Commercial/Office (C3) District with the 2004 UDC.

The property was designated the current B-3 District with adoption of the current UDC with Ordinance 2017-13. The B-3 zoning district is intended to provide a location for general retail and commercial activities that serve the entire community and its visitors, while the Gateway Corridor Overlay is intended to provide land development standards along major Arterials that maintain and enhance the visual integrity of these corridors in order to make the community attractive.

The applicant has submitted an SUP Site Plan (SUP 25-08) and Site Development Plan (2025-789) for the proposed development, which generally consists of an 8,580 square foot animal hospital at the northeast corner of the development, serviced by 26 parking spaces. The attached Site Plan shows the proposed layout of the development.

Development Services staff sent notice of the proposed Specific Use Permit to all property owners within 400 feet of the request by mail.

3. ANALYSIS

Proposed at the northeast corner of the existing Bridgekeeper Professional Subdivision, Block A, Lot 1, the animal hospital would front the adjacent Robert S Light and South Interstate 35 rights-of-way, providing primary entry at the northwest corner of the structure.

The proposed structure meets all requirements under UDC Subsection 2.09.11 Nonresidential Design. The applicant proposes the following design element options, surpassing the required selection of three:

- Canopies and/or awnings on all facades
- Overhangs (west and north façade at the tower element)
- Recesses or projections (west, north, and east facades)
- Outdoor Patios (west, north, and east facades)
- Architectural Details (alternating courses of CMU along all facades)

The proposed design demonstrates adherence to depth and height articulation requirements as well as tripartite composition. The outside yard will face South Interstate 35 and will be screened from view by proposed landscaping (shade trees and shrubs) and enclosed by a 6' wrought iron fence along the north, east, and south sides, obscuring it from neighboring properties.

Screening of any proposed roof-top mechanical equipment shall be provided by parapet walls. Ground-level mechanical equipment is to be shielded by landscaping. The dumpster pad will be located near the southeast corner of the structure, enclosed by 6' CMU walls along the north, east, and south facades with a pre-finished metal panel gate.

The proposed development meets all building design and landscaping requirements of both the base zoning district as well as the Gateway Corridor Overlay, including provision of an 8' to 10' wide shared use path along the Robert S Light Boulevard right-of-way as well as a minimum of 30% glazing along facades facing a right-of-way.

The applicant opted to submit a fee in-lieu of sidewalk construction along the South Interstate 35 right-of-way. The associated fee was calculated based on the proposed square-footage (2,836 sf) of 6'-wide sidewalk, accepting credit for proposed sidewalk along the Robert S Light Boulevard extending east and west beyond the limits of the proposed development. The fee was invoiced and paid with the associated Site Plan permit (2025-789).

In considering recommendation of a requested Specific Use Permit, the Commission shall consider the following factors:

- a. Safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site;

- *An 8' to 10' foot public shared use path is proposed along the property's frontage on Robert S Light Boulevard. A six-foot internal sidewalk will extend south connecting pedestrians from Robert S Light Boulevard to the building's front door. In response to concerns raised by the Planning and Zoning Commission, the applicant has submitted revisions to the sidewalk, tapering the proposed 10' width to 8' past the private connection, east to the IH-35 intersection, allowing for erection of a guard rail extending from the adjacent retaining wall while maintaining the minimum 8' width requirement stated in the Trails Master Plan.*
 - *The development proposes construction of two-way driveway access off of Robert S Light Boulevard at the location of an existing driveway near the northwest corner of the property. Robert S Light Boulevard is a City of Buda owned and maintained roadway.*
- b. Adequate means of ingress and egress to public streets or approved access easements and appropriate paving widths of streets, alleys, and sidewalks to accommodate traffic generated by the proposed use;
 - *Ingress and egress are provided from Robert S. Light Blvd, an Urban Major Collector with sufficient capacity for the site's traffic demand. The submitted Traffic Impact Analysis (TIA) Worksheet demonstrated 34 (PM) peak hour trips and 640 daily trips. Parking and drive aisles are designed per City of Buda standards and accommodate emergency service vehicles as necessary.*
- c. Provisions for drainage;
 - *Natural flow of drainage is directed south across the property. Paved drive lanes will direct flow to the southwest corner of the existing lot with storm drains provided in the southern portion of the property channeling drainage also to the southwest corner. Proposed development will tie into the South Buda Water Control and Improvement District (WCID) No. 1 to the south for drainage and water quality. The proposed animal hospital and servicing pavement will produce approximately 28% impervious coverage on-site (to increase as development continues).*
- d. Adequate off-street parking and loading;
 - *The UDC has parking standards for commercial uses. As stated in the Use Chart in subsection 2.06.05, the standard for the proposed use is 1 space per 400 square feet, which would require a minimum of 22 parking spaces for the proposed structure. The proposed development has provided 26 parking spaces.*
- e. Safety from fire hazard and measures for fire control;
 - *The associate SUP Site Plan has been reviewed and approved by the Buda Fire Department.*
- f. Protection against negative effects of noise, glare, and lighting on the character of the neighborhood, protective screening and open space;
 - *The provided photometric plan and scheduled exterior lighting adhere to requirements listed within UDC Subsection 2.09.12 Lighting. Being a veterinary use, the occupant indicates that animal use of the outdoor will be short in nature and supervised. It is the opinion of staff that the area will not produce nuisance or negative effects in regards to noise or odor. Proposed screening of the outside yard, mechanical equipment, and dumpster pad meet requirements stated within UDC Subsection 2.09.02 Fencing and Screening.*
- g. Heights of structures;
 - *The maximum proposed building height (at the northwest tower section) is 27'-4", well within the maximum allowable height of 45' for the B-3 District.*
- h. Compatibility of buildings and such other measures as will secure and protect the public health, safety, and general welfare.
 - *Staff does not find that the proposed use would be against public health, safety, and general welfare.*

4. FINANCIAL IMPACT

This project will produce SUP, Site Plan review, and building permit fees, property taxes, and sales

taxes.

5. STRATEGIC PLAN/GOALS

BALANCED AND INTENTIONAL GROWTH

6. STRATEGIC PLAN OBJECTIVES

Redevelop the I-35 and South Loop 4 Corridors

7. PROS AND CONS

Pros: Commercial development in an area that was designated as commercial land.

Cons: None.

8. ALTERNATIVES

City Council may vote to:

- Approve
- Deny
- Table

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

The Planning and Zoning Commission voted to recommend Approval of the request by a vote of 6-0.

Attachments:

[Ordinance - SUP 25-08 - Emergency Animal Hospital.pdf](#)

[Presentation.pdf](#)

[SUP 25-08-20260619 - Emergency Animal Hospital of Buda - Draft SDP.pdf](#)

[SUP 25-08 - Emergency Animal Hospital - TIA Worksheet.pdf](#)

[SUP 25-08 - Letter of Intent - Emergency Animal Hospital.pdf](#)