



City of San Antonio

Agenda Memorandum

Agenda Date: December 5, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:
ZONING CASE Z-2023-10700141 S

SUMMARY:
Current Zoning: “C-3 GC-2” General Commercial Highway 151 Gateway Corridor District

Requested Zoning: “C-3 S GC-2” General Commercial Highway 151 Gateway Corridor District with a Specific Use for a Helistop

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: December 5, 2023

Case Manager: Mark Chavez

Property Owner: Methodist Healthcare System of San Antoni LTD

Applicant: Pape Dawson

Representative: Pape Dawson

Location: 5106 West 1604

Legal Description: 0.388 Acres out of NCB 176400.388 acres out of NCB 17640

Total Acreage: 0.388 Acres out of NC

Notices Mailed

Owners of Property within 200 feet: 2

Registered Neighborhood Associations within 200 feet: Mountain View Acres

Applicable Agencies: N/A

Property Details

Property History: The subject property was annexed into the City of San Antonio December 30, 1984, by Ordinance 59776, and originally zoned “B-3” Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B-3” Business District converted to the current “C-3” General Commercial.

Code & Permitting Details: COM-PRJ-APP23-39802371- SP Site Work - Helistop

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3

Current Land Uses: Vacant

Direction: East

Current Base Zoning: “C-3”

Current Land Uses: Vacant Land Vacant

Direction: South

Current Base Zoning: C-3, UZROW

Current Land Uses: Vacant, Highway 151

Direction: West

Current Base Zoning: C-3

Current Land Uses: Vacant, Highway 151

Overlay District Information:

The Highway 151 Gateway Corridor District (“GC-2”) provides site development standards for properties within 1,000 feet of Highway 151 between Highway 90 and the western City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

Special District Information:

N/A

Transportation

Thoroughfare: Highway 151

Existing Character: Interstate

Proposed Changes: None known.

Thoroughfare: Loop 1604

Existing Character: Interstate

Proposed Changes: None known.

Public Transit: There are no VIA bus routes are within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: There are no minimum parking requirements for secondary or incidental to primary use.

ISSUE:

None

ALTERNATIVES:

Current Zoning: “C-3” General Commercial District is 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-3 S” General Commercial District is 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.

The “S” Specific Use Authorization will permit a Helistop.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center and is within ½ a mile to the Highway 151 and Loop 1604 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 Highway 151 and Loop 1604 Area Regional Center, adopted April 2022, and is currently designated as “Regional Mixed Use” in the future land use component of the plan. The requested “C-3 S” base zoning 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 rezoning is consistent with the established development pattern of the surrounding area. The helistop use will blend with the development of the abutting hospital. Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed rezoning is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “C-3” General Commercial is an appropriate zoning for the property and the surround area. The proposed “C-3 S” General Commercial with specific use authorization for a Helistop is also appropriate zoning for the property and surrounding area. The proposed zoning promotes SA Tomorrow Highway 151 and Loop 1604 Area Regional Center Plan and promotes physical improvements that will influence future development of the Highway 151 and Loop 1604 Area Regional Center and provide another instrument for emergency responses.
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 not appear to conflict with any public policy. Relevant Goals and Objectives of the SA Tomorrow Highway 151 and Loop 1604 Regional Center include: Goal 1: Create a cohesive identity for the area while preserving Hill Country character. Goal 3: Leverage education, infrastructure, and business assets to support future economic growth. The request does not appear to conflict with any public policy. Relevant Goals and Objectives of the SA Tomorrow Highway 151 and Loop 1604 Regional Center include:
 - Goal 1: Create a cohesive identity for the area while preserving Hill Country character.
 - Goal 3: Leverage education, infrastructure, and business assets to support future economic growth.
6. **Size of Tract:** The 0.388-acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant is rezoning to develop a Helistop within the hospital campus.