



City of San Antonio

Agenda Memorandum

Agenda Date: June 4, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2024-10700066 S CD

SUMMARY:

Current Zoning: “C-3 S AHOD” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hospital taller than 35 feet with a Helistop

Requested Zoning: “C-3 S CD AHOD” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hospital taller than 35 feet with a Helistop and a Conditional Use for a Solar Farm

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 4, 2024

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: Christus Santa Rosa Health Care Corporation

Applicant: Erthos

Representative: Erthos

Location: 2827 Babcock Road

Legal Description: 5.009 acres out of NCB 13663

Total Acreage: 5.009

Notices Mailed**Owners of Property within 200 feet:** 8**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Parks Department**Property Details**

Property History: Subject property was annexed into the City of San Antonio by Ordinance 31907, dated November 21, 1963, and zoned “B-1” Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned “B-1” Business District converted to “C-1” Light Commercial District. The property was rezoned by Ordinance 2021-05-02-0307, dated May 2, 2024, to the current “C-3 S” General Commercial District with a Specific Use Authorization for a Hospital taller than 35 feet with a Helistop.

Code & Permitting Details: There are no code enforcement details for the subject property.
COM-PRJ-APP24-39800884 - SP-Special Project- Solar Project – April 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:** C-3 S for Hospital taller than 35 feet with Helistop**Current Land Uses:** Park space**Direction:** South**Current Base Zoning:** MF-50, C-3, C-2**Current Land Uses:** Medical Clinics, Apartments**Direction:** East**Current Base Zoning:** C-3, C-3 S for Hospital taller than 35 feet with Helistop**Current Land Uses:** Hospital, Power Station**Direction:** West**Current Base Zoning:** MF-33, MF-65, C-3**Current Land Uses:** Hospital, Apartments**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:

N/A

Transportation

Thoroughfare: Babcock Road

Existing Character: Primary Arterial

Proposed Changes: None known.

Thoroughfare: Medical Drive

Existing Character: Secondary Arterial

Proposed Changes: None known.

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

Routes Served: 501, 503, 522, 602, 603, 604, 607, 609

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

Parking Information: The minimum parking requirement for utility use is 1 space per service employee.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "C-3 S" 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.

The existing Specific Use Authorization is for a Hospital over 35-feet with a Helipad.

Proposed Zoning: "C-3 S CD" 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.

The Specific Use Authorization is for a Hospital over 35-feet with a Helipad and the Conditional Use is for a Solar Farm.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within the Medical Center Regional Center and is within ½ a mile from the Huebner – Grissom and Zarzamora Premium Transit Corridors.

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 Medical Center Area Regional Center Plan, adopted in 2019, and is currently designated as "Business/Innovation Mixed Use" in the future land use component of the plan. The requested "C-3" 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 S" General Commercial District with a Specific Use Authorization for a Hospital taller than 35 feet with a Helistop is an appropriate zoning for the property and surrounding area. The proposed "C-3 S CD" General Commercial District with a Specific Use Authorization for a Hospital taller than 35 feet with a Helistop and a Conditional Use for a Solar Farm is also an appropriate zoning. The solar farm use will be accessory to the hospital, utilizing open land for alternative, clean power resources that can service surrounding properties. The proposed location of the solar farm is in a rear corner and abutting an existing power station.
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 objective. Relevant Goals and Policies of the Comprehensive Plan may include:
 - GCF Goal 7: Development practices that minimize, mitigate or avoid negative impacts on the city's natural resources, water supply, water quality, surface waterways and air quality.
 - JEC Goal 2: Traditional and targeted growth industries support San Antonio's diversified economy and provide a wide range of job opportunities.
 - JEC Goal 4: San Antonio's economic environment fosters innovation and attracts new and innovative businesses, investment and industries.

- NRES Goal 5: San Antonio is a leader in energy conservation and providing clean, renewable energy for residents and businesses.

Relevant Goals and Objectives of the Medical Center Area Regional Center Plan may include:

- Goal 4: Foster Innovation: Foster an innovative economic environment that leverages world class medical service care providers, education, and research to generate business creating and attract patients, employees, students, and investment from throughout the world.

6. Size of Tract: The 5.009 acre site is of sufficient size to accommodate the proposed commercial development.

7. Other Factors: In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, the Office of Historic Preservation has not received an application for demolition at this address and a demolition application with OHP will be required if demolition is a listed scope of work.

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 has submitted a site plan in accordance with the requirements of the code. The applicant is rezoning to develop a solar farm.