



City of San Antonio

Agenda Memorandum

Agenda Date: April 3, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2025-10700017

SUMMARY:

Current Zoning: "C-2 S UC-5 AHOD" Commercial Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Hospital and "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Hospital

Requested Zoning: "IDZ-3 UC-5 AHOD" High Intensity Infill Development Zone Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with uses permitted for a Parking Garage and "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for a Parking Garage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 4, 2025

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Methodist Healthcare System of San Antonio, Ltd., LLP

Applicant: Methodist Healthcare System of San Antonio, Ltd., LLP

Representative: Trey Jacobson, Momentum Advisory Services

Location: 410 Ogden Street

Legal Description: Lots 2, 3 and Lots 5-9, Block 21, NCB 388

Total Acreage: 2.2553 acres

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Tobin Hill Community Neighborhood Association and San Antonio Texas District One Resident Association

City-Wide Community Organizations: Women in Film & Television San Antonio

Applicable Agencies: Parks and Recreation, Fort Sam Houston Army Base

Property Details

Property History: The subject property was part of the original 36 square miles of the City of San Antonio and zoned "F" Local Retail District. The property was rezoned by Ordinance 72261, dated September 13, 1990, to "B-2 CC" Business District with City Council approval for a Hospital. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the property zoned "B-2 CC" Business District with City Council approval for a Hospital converted to the current "C-2 S" Commercial District with a Specific Use Authorization for a Hospital.

Code & Permitting History:

There is no code enforcement or permitting history for the subject property.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3, MF-33, C-1, C-2, IDZ

Current Land Uses: Food Service Establishments, Vacant, Condominium Complex, Nursing Home

Direction: South

Current Base Zoning: R-6, C-2, C-2 S

Current Land Uses: Hospital, Park

Direction: East

Current Base Zoning: C-2

Current Land Uses: Hospital

Direction: West

Current Base Zoning: C-2, C-1

Current Land Uses: Parking lot

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.

The “UC-5” Commercial Main Avenue/McCullough Avenue Urban Corridor overlay was established because there are many roadway corridors which have been and/or will continue to be very significant to the city. The corridors are important because they have shaped the sense of what individual neighborhoods are in their role as historic entrances to the city. Other corridors are significant because they serve as gateways to the city or because of surrounding natural, historic, cultural, and aesthetic areas. The establishment of “UC” serves to preserve, enhance, and perpetuate the value of specific roadway corridors.

Special District Information:

“IDZ” The Infill Development Zone (IDZ) District provides flexible standards for developments. IDZ may be approved as either a base zoning district or an overlay zoning district. Typically, IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

Transportation

Thoroughfare: Ogden Street

Existing Character: Local

Proposed Changes: None known

Thoroughfare: McCullough Avenue

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 5, 204, 90

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

Parking Information: There is no minimum parking requirement for Parking Lot or Garage.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “C-2” Commercial District accommodates 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.

Proposed Zoning: “IDZ-3” High Intensity Infill Development Zone District allows rezoning requests of unlimited density, and uses permitted in “C-3”, “O-2” and “I-1”. All approved uses and maximum density must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

The uses permitted by the “IDZ-3” base zoning district would allow for a parking garage.

FISCAL IMPACT:

None.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

The subject property is located within the Midtown Regional Center and within the San Pedro 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 Midtown Area Regional Center Plan, adopted June 6, 2019, and is currently designated as “Regional Mixed-Use” in the future land use component of the plan. The requested “IDZ-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. Surrounding properties are “C-3” General Commercial District and “IDZ” Infill Development Zone.
3. **Suitability as Presently Zoned:** The existing “C-2 S” Commercial District with a Specific Use Authorization for a Hospital is an appropriate zoning for the property and surrounding area. The proposed “IDZ-3” High Intensity Infill Development Zone District with uses permitted for a Parking Garage is also appropriate. The proposed zoning would allow for a parking garage to support the activities of Methodist Hospital. The extra parking would aid in mitigating parking issues near the downtown area.
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 public policy. Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan:
 - GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.

- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
- GCF Goal 6: Growth and city form support community health and wellness.

Relevant Goals and Objectives from the Midtown Area Regional Center Plan may include:

- Goal 4: Support Unique, Mixed Activity Areas
 - o Foster an appropriate mix, density, and orientation of land uses in each part of the Midtown Area to maintain the character of unique places, such as the North St. Mary's Street music culture.

6. **Size of Tract:** The subject property is 2.2553 acres, which can reasonably accommodate the proposed commercial development.
7. **Other Factors:** The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.

The subject property is located within the Fort Sam Houston 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.

The City may be able to provide waste collection services to new residential IDZ developments that have sufficient vehicle access to allow large Automated Side Load trucks (ASLs) to safely collect waste bins from the curb. Access requirements can be found in the Solid Waste City Ordinance Chapter 14 (Sec. 14-10, Sec. 14-25 and Sec. 14-26) and IB-576. Once a development is completed, the owner, manager, HOA or property management may call the Solid Waste Management Department at 210-207-6428 to request an assessment to determine eligibility. If the development is not eligible for City waste services, it is recommended the developer be prepared to procure waste and/or dumpster services from a private waste hauling business.