



City of San Antonio

Agenda Memorandum

Agenda Date: February 18, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

ZONING CASE Z-2024-10700312 S

SUMMARY:

Current Zoning: "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Hospital

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 18, 2025

Case Manager: Bronte Frere, Zoning Planner

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

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

Representative: Killen, Griffin & Farrimond, PLLC

Location: generally located in the 13000 block of Southwest Loop 410

Legal Description: 9.141 acres out of NCB 18087

Total Acreage: 9.141 acres

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Vida Home Owners Association

City-Wide Community Organizations: T.H.U.G.G.I.N. for Christ, Women in Film & Television San Antonio, NES Foundation, Lifeline Overeaters Anonymous

Applicable Agencies: Lackland AFB, Planning Department, TxDOT

Property Details

Property History: A portion of the property was annexed into the City of San Antonio by Ordinance 61626, dated December 29, 1985, and zoned "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residence District converted to "R-6" Residential Single-Family District. A portion of the property was annexed into the City of San Antonio by Ordinance 96558, dated January 5, 2003, and zoned "DR" Development Reserve District. The property was rezoned by Ordinance 99238, dated May 27, 2004, to "C-2" Commercial District.

Code & Permitting Details: There is no code enforcement of 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: "UZROW"

Current Land Uses: Interstate Highway 410, Interstate Highway Access Road

Direction: South

Current Base Zoning: "UD," "FBZ"

Current Land Uses: Single-Family Dwelling, Vacant Land

Direction: East

Current Base Zoning: "C-2," "MPCD"

Current Land Uses: Gas Station, Self-Storage, Single-Family Dwellings

Direction: West

Current Base Zoning: "MF-25"

Current Land Uses: Vacant Land

Overlay District Information:

The "MLOD-2" Lackland 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 "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: South Zarzamora Street

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None known.

Thoroughfare: Interstate Highway 410 Access Road

Existing Character: Interstate Highway Access Road

Proposed Changes: None known.

Thoroughfare: Interstate Highway 410

Existing Character: Interstate Highway

Proposed Changes: None known.

Public Transit: There are no VIA bus routes within a ½ mile 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: The minimum parking requirement for Medical- Hospital is 1 space per 400 sf GFA and the maximum parking requirement is 1 space per 100 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current 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.

Proposed Zoning: "C-2 S" 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 Specific Use Authorization is for a Hospital.

FISCAL IMPACT:

None.

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

Subject property is not located within a Regional Center, but is within ½ a mile from the Zarzamora 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 Heritage South Sector Plan, adopted September 16, 2010, and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “C-2” 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 “FBZ” Form-Based Zoning, “UD” Urban Development District, “MPCD” Master Plan Community Development District, and “MF-25” Low-Density Multi-Family District.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-2 S” Commercial District with Specific use for a Hospital is also appropriate. The request keeps the existing base zoning district of “C-2” and permits the additional use of a hospital. The property is appropriately located along an interstate highway, which can accommodate commercial traffic, and is located across from other “C-2” zoned properties. The Specific Use Authorization requires a prescribed site plan for future development and any modification may need further public review.
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 appear to conflict with any public policy. Relevant Goals and Policies of the Heritage South Sector Plan may include:
 - **Goal LU-2:** Design guidelines for non-residential uses to encourage compatibility of adjacent properties.
 - **Goal LU-3:** Urban, commercial, and rural development are concentrated in strategic areas supported by targeted public and private investments.
 - **Goal LU-5:** A community that applies sustainable development patterns and principles.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

- **GCF Goal 2:** Priority growth areas attract jobs and residents.
- **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.

6. **Size of Tract:** The 9.141 acres 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 hospital.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.

No access may be allowed onto LP 410 frontage due to driveway location within a turn lane. TxDOT coordination would be required.

The subject property is located within the Lackland AFB 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.