



City of San Antonio

Agenda Memorandum

Agenda Date: January 25, 2024

In Control: City Council Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2023-10700330

SUMMARY:
Current Zoning: “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District

Requested Zoning: “C-3 AHOD” General Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: December 19, 2023

Case Manager: Valeria Seca, Senior Planner

Property Owner: The San Antonio Medical Foundation

Applicant: Bexar County Hospital District, d/b/a University Health

Representative: Killen, Griffin & Farrimond, PLLC

Location: 5000 block of Hamilton Wolfe Road

Legal Description: Lot TR-7, NCB 13663

Total Acreage: 22.25 acres

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

Property History: The subject property was annexed into the City of San Antonio by Ordinance 31907, dated November 20, 1963. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "A" Single-Family Residential District converted to "R-5" Residential Single-Family District.

Code & Permitting Details:

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 incursion in a floodplain.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** "C-3R S"**Current Land Uses:** Medical Offices**Direction:** East**Current Base Zoning:** "R-5"**Current Land Uses:** Vacant**Direction:** South**Current Base Zoning:** "R-5", "C-2"**Current Land Uses:** Vacant**Direction:** West**Current Base Zoning:** "C-2", "C-3R"**Current Land Uses:** Vacant**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:

None.

Transportation**Thoroughfare:** Hamilton Wolfe**Existing Character:** Local

Proposed Changes: None Known

Thoroughfare: Floyd Curl

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 503, 522

Traffic Impact: A Traffic Impact Worksheet was submitted.

Parking Information: The minimum parking requirement for general commercial district is 1 parking spaces per 400 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-5" Residential Single-Family District. The current "R-5" Residential Single-family dwelling with a minimum lot size of 5,000 square feet and a minimum lot width of 15 feet, public and private schools.

Proposed Zoning: "C-3" General Commercial District. The requested "C-3" General Commercial District 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located within the Medical Center Area Regional Center and the Huebner - Grissom 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 Medical Center Area Regional Center Plan and is currently designated as Business/Innovation Mixed Use in the land use component plan. The requested “C-3” General Commercial District is consistent with the 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 current “R-5” Residential Single-Family District is appropriate zonings for the property and surrounding area. Although, most of the area is zoned “R-6” Residential Single-Family District. The rezoning “C-3” General Commercial District is also an appropriate zoning for this property.
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 property is located within the Medical Center Plan. The proposed rezoning is cohesive with the recommendations in that plan and addresses the goals and strategies of the SA Tomorrow Comprehensive Plan, the long-range planning document that provides policy guidance for future growth, development, land use, infrastructure, and services.
6. **Size of Tract:** The subject property is 22.25 acres, which could reasonably accommodate commercial development.
7. **Other Factors:** None.