



City of San Antonio

Agenda Memorandum

Agenda Date: December 19, 2023

In Control: Zoning Commission 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: 5

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Parks Department

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 the current "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" with a Specific Use Authorization for Car Wash

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

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 permits 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 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 within half a mile from the Huebner - Grissom 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 Medical Center Area Regional Center Plan, adopted in 2019, 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. The proposed “C-3” General Commercial District is also an appropriate zoning for this property. The location is at the corner of two throughfares, which is a desirable location for any commercial development. There are established medical offices across the street, and more commercial and retail spaces a block down Hamilton Wolfe Road from the subject 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 request does/does not appear to conflict with any public policy objective. Relevant Goals and Policies of the Comprehensive Plan may include:
 - GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.
 - GCF Goal 2: Priority growth areas attract jobs and residents.
 - JEC Goal 1: Employment is focused in the city’s 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio’s residents and businesses.
 - JEC Goal 2: Traditional and targeted growth industries support San Antonio’s diversified economy and provide a wide range of job opportunities.
 - JEC Goal 3: San Antonio’s skilled and educated workforce supports the city’s traditional and emerging growth industries.Relevant Goals and Policies of the Medical Center Area Regional Center Plan may include:
 - Goal 3-2: Encourage vibrant, accessible, mixed-use activity nodes that serve the needs of the surrounding neighborhoods for area workers and visitors.
6. **Size of Tract:** The subject property is 22.25 acres, which could reasonably accommodate general commercial development.
7. **Other Factors:** The applicant is proposing to develop medical clinic, including diagnostic imaging for University Health System.