



City of San Antonio

Agenda Memorandum

Agenda Date: November 2, 2023

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2023-10700229

SUMMARY:
Current Zoning: “C-2 AHOD” Commercial Airport Hazard Overlay District

Requested Zoning: “MXD AHOD” Mixed Use Airport Hazard Overlay District with maximum density of sixty-five (65) units per acre

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 3, 2023

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: Methodist Healthcare Ministries of South Texas, Inc.

Applicant: Methodist Healthcare Ministries of South Texas, Inc.

Representative: Killen, Griffin and Farrimond, PLLC

Location: Generally located in the 8000 block of Floyd Curl Drive

Legal Description: 24.820 acres out of NCB 14350

Total Acreage: 24.820 acres

Notices Mailed**Owners of Property within 200 feet:** 24**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** N/A**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 31907, dated November 20, 1963, and zoned "A" Single Family Residence District. The property was rezoned by Ordinance 86432, dated August 14, 1997, to "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-2" Business District converted to the current "C-2" Commercial 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-2 S" Specific Use Authorization for Hospital**Current Land Uses:** Hospital**Direction:** East**Current Base Zoning:** "C-1" and "C-2"**Current Land Uses:** Medical Offices**Direction:** South**Current Base Zoning:** "C-3" and "R-5"**Current Land Uses:** Pharmacy and Medical Offices**Direction:** West**Current Base Zoning:** "C-3"**Current Land Uses:** Drug Store**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:

The Mixed Use District is a special district designed to provide a concentrated mix of residential, retail, service, and office uses. A site plan is required for a rezoning to "MXD" that will include the location of the uses. A zoning review is performed by the Zoning Section of the Development Services Department during the review of the building permit.

Transportation**Thoroughfare:** Floyd Curl Drive**Existing Character:** Local**Proposed Changes:** None Known**Thoroughfare:** Wuzbach Road**Existing Character:** Secondary Arterial A**Proposed Changes:** None Known**Thoroughfare:** Medical Drive**Existing Character:** Secondary Arterial A**Proposed Changes:** None Known**Public Transit:** There is public transit within walking distance of the subject property.**Routes Served:** 522, 534, 602**Traffic Impact:** A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.**Parking Information:** The minimum parking requirement for sixty-five (65) units per acre is 1.5 per unit. The maximum parking requirement for sixty-five (65) units per acre is 2 per unit.**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: "MXD" Mixed Use District provides a concentrated mix of residential, retail, service, and office uses.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located with the Medical Center Regional Center and within ½ a mile from the Near Northwest 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 SA Tomorrow Medical Center Area Regional Center Plan, adopted October 2019, and is currently designated as “Regional Mixed Use” in the future land use component of the plan. The requested “MXD” 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-2” Commercial District is an appropriate or zoning for the property and surrounding area. The proposed “MXD” Mixed Use District with commercial uses and a maximum density of sixty-five (65) units per acre is also an appropriate. The zoning will provide commercial development. The proposed residential will allow for sixty-five (65) dwelling units per acre and is consistent with the area. Additionally, the request for residential development is in alignment with the goals and objectives of the Strategic Housing Implementation Plan for diverse housing options for all income levels to address the growing housing needs of the city.
- 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 objectives of the SA Tomorrow Medical Center Area Regional Center Plan.

Relevant Goals and Policies of the Comprehensive Plan may include:

- GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.
- GCF Goal 5: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.
- GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers and primary transit corridors to determine areas that could be converted to residential or mixed-use.
- GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.
- H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
- H P10: Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities of housing within development projects.

6. **Size of Tract:** The 24.820-acre site is of sufficient size to accommodate the proposed mixed use development.
7. **Other Factors:** The property is proposed for commercial development and multifamily uses that shall not exceed 65 units per acre. At 24.820 acres, there could potentially be development of 1,588 units.

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