

Item #21

ZONING CASE Z-2024-10700044 S (Council District 8): April 2, 2024

A request for a change in zoning from “R-5” Residential Single-Family District, “R-6 S” Residential Single-Family District with a Specific Use Authorization for a Ball Park, “MF-33” Multi-Family District, “O-2” High-Rise Office District, “C-1” Light Commercial District, “C-1 S” Light Commercial District with a Specific Use Authorization for a Helicopter Pad, “C-1 S” Light Commercial District with a Specific Use Authorization for a Hospital, “C-2” Commercial District, “C-2 S” Commercial District with a Specific Use Authorization for a Hospital, “C-2 S” Commercial District with a Specific Use Authorization for Hospital with a Heliport, “C-2NA” Commercial Nonalcoholic Sales District, “C-2NA S” Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Hospital, “C-3” General Commercial District, “C-3 S” General Commercial District with a Specific Use Authorization for a Hospital not to exceed 175 feet in height, and “I-1 S” General Industrial District with a Specific Use Authorization for a Heliport including AHOD Airport Hazard Overlay District as applicable to “O-2” High Rise Office District, “MF-40” Multi-Family District, “MF-50” Multi-Family District, “C-2” Commercial District, “C-3” General Commercial District, “C-3 S” General Commercial District with a Specific Use Authorization for a Hospital taller than 35 feet with a Helistop, and “C-3 S” General Commercial District with a Specific Use Authorization for a Hospital taller than 35 feet with AHOD Airport Hazard Overlay District remaining unchanged as applicable on NCB 12813, Block 3, Lot 2 EXC NW IRR 5.05 FT; NCB 12814, Block 4, Lot S IRR 161.59 FT of 3 (OAK HILLS PARK UT-1); NCB 12814, Block 4, Lot N IRR 344.9 FT of S 506.49 FT of E IRR 244.73 FT of 3; NCB 12814, Block 4, Lot S IRR 223.87 FT of N 352.87 FT of E IRR 153.66 FT of 3; NCB 12814, Block 4, Lot NE IRR 88.56 & SW IRR 255.2 FT of 3; NCB 12815, Block 5, Lot 11 EXC SE IRR 48.82 FT; NCB 12816, Block 6, Lot PT of BLK 6 or P-100; NCB 12816, Block 6, Lot 1, EXC NW IRR 145FT & SW IRR 25.65FT (2.7601 AC) & W IRR 25 FT of S IRR 324.25 FT of 2 ((.1919 AC); NCB 12816, Block 6, Lot W IRR 294.19 FT of E 344.19 FT of S IRR 334.06 FT of 2; NCB 12816, Block 6, Lot NE IRR 781.56 FT of 4; NCB 12816, Block 6, Lot NE IRR 2792.84 FT of 5; NCB 12816, Block 6, Lot 6 & SW 25 FT of 5 & SW IRR 25.65 FT of 1; NCB 12830, Lot SE IRR 303.25 FT of 33; NCB 12830, Lot NW IRR 401.32 FT of 33 (LAND ONLY) REFER TO : 12830-000-0332; NCB 12830, Lot NW IRR 401.32 FT of 33 (IMPT ONLY) REFER TO: 12830-000-0331; NCB 12830, Lot S 238 of 34; NCB 12830, Lot 35 EXC SW IRR 270.27 FT; NCB 12830, Lot NE IRR 650 of 41 SOUTH TEX WOMENS HOSP UT-1A; NCB 13663, Lot TR 1B; NCB 13663, Lot TR-2; NCB 13663, Lot TR-2C; NCB 13663, Lot TR-3D (NON - ADJACENT PARCEL); NCB 13663, Lot TR-3B (1.5106) & TR-7C (20.7804); NCB 13663, Lot TR-7; NCB 13663, Lot TR-7D; NCB 13663, Lot E IRR 148.96 FT of NW IRR 663.96 FT of 8; NCB 13663, Lot NW IRR 339.43 FT of 8 (LEASE ACCT); NCB 13663, Lot NE IRR 1018.83 FT of 8; NCB 13663, Lot SE IRR 448.54 of 8 or ARB 8C; NCB 13663, Lot TR-9 **LEASE AREA**; NCB 13663, Lot 21 *LAND ONLY*(.829 AC), 26(.613 AC); NCB 13663, LOT 22 WARM SPRINGS LAND ONLY; NCB 13663, Lot 28 EXCEPT SE IRR 114.43 FT (RONALD MCDONALD HOUSE); NCB 13663, Lot 29 WINSTON SCHOOL SUBD; NCB 17060, Block 1, Lot 3; NCB 17060, Block 1, Lot 4 MASTER FILE & COMMON ELEMENT 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1407 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2002 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1705 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 403 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 305 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1908 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2101 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 605

7701 WURZBACH TOWER CONDO; NCB 17060, Unit 901 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 308 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 301 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1103 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 501 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1507 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 702 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 706 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1108 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 906 MILAM TOWERS SOUTH; NCB 17060, Unit 2003 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1903 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 402 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 707 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1006 MILAM TOWERS SOUTH; NCB 17060, Unit 1704 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 908 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1802 7701 WURZBACH TOWER CONDO; NCB 17060, PENTHOUSE # 3 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1101 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2103 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1504 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 607 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1408 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 604 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2007 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 506 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1501 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 907 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1606 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1907 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1706 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2202 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1201 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1506 MILAM TOWERS SOUTH; NCB 17060, Unit 507 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 807 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1604 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1102 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 405 MILAM TOWERS SOUTH; NCB 17060, Unit 804 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1603 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 404 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 304 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1106 WURZBACH TOWERS & Unit 1107 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 905 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 704 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2008 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 503 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1203 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2206 MILAM TOWERS SOUTH; NCB 17060, Unit 1803 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1904 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2104 7701 WURZBACH TOWER CONDO; NCB 17060, PENTHOUSE # 4 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 601 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1503 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 606 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2001 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1404 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1003 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1204 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 904 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 703 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1605 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 406 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 806 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1008 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1405

7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2108 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1005 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2201 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1208 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 903 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2203 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 902 MILAM TOWERS SOUTH; NCB 17060, Unit 602 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 705 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1702 & 1703 7701 WURZBACH TOWERS; NCB 17060, Unit 1602 7701 WURZBACH TOWER CONDO; NCB 17060, PENTHOUSE # 5 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 401 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1707 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 505 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1905 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1806 & 1807 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2005 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1901 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 408 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1402 MILAM TOWERS SOUTH; NCB 17060, Unit 803 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2208 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 608 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2107 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1207 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 407 7701 WURZBACH TOWER CONDO; NCB 17060, PENTHOUSE # 1 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1105 7701 WURZBACH TOWER CONDO; NCB 17060, PENTHOUSE # 6 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1601 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1508 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1801 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 603 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1406 7701 WURZBACH TOWER; NCB 17060, Unit 1902 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1206 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1608 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2105 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1205 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1004 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1906 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 805 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 801 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2205 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1202 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1805 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 701 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 303 7701 WURZBACH TOWER CONDO; NCB 17060, Block 1, Lot 4 MASTER FILE & COMMON ELEMENT 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 808 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1607 7701 WURZBACH TOWER CONDO; NCB 17060, PENTHOUSE # 2 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 802 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1701 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 302 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 502 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1708 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 504 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 708 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 508 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1808 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1104 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1007 MILAM TOWERS SOUTH; NCB 17060, Unit 2106 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2207 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2006 MILAM TOWERS SOUTH; NCB

17060, Unit 1001 7001 WURZBACH TOWER CONDO; NCB 17060, Unit 307 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 2204 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 306 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1401 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1403 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1002 MILAM TOWERS SOUTH; NCB 17060, Unit 1804 7701 WURZBACH TOWER CONDO; NCB 17060, Unit 1502 MILAM TOWERS SOUTH; NCB 17102, Block 1, Lot 2 EXCEPT NE IRR 2.97 FT (13.7082 AC) & NW IRR 233.77 FT of 3 (.218 AC) (MED FOUNDATION HEALTH CAREER); NCB 17102, Block 1, Lot 4 EXE S IRR 60.95 FT (HABILI & VOCATNL TRNSITN CTR); NCB 17108, Block 1, Lot ARB 3A (4.239) & 3C(4.246); NCB 13663, Lot 34 SAN ANTONIO CREDIT UNION-MEDICAL CENTER; NCB 13663, Lot E MID IRR 201.74 FT of 8 (GROUND LEASE); NCB 13663, Lot S MID IRR 374.89 FT of 8 (GROUND LEASE); NCB 13663, Lot E MID IRR 201.74 FT of 8 (IMPT ONLY ACCT); NCB 12816, Block 6, Lot NE IRR 2792.84 FT of 5 (IMPTS ONLY ACCT); NCB 13663, Lot 35 (FIRE STATION NO. 32); NCB 13663, Block 36 (CANTEX SANTA ROSA); NCB 13663, Lot S IRR 379.87 FT of 8; NCB 17102, (CLARITY CHILD GUIDANCE CENTER) Block 001 Lot 5; NCB 12814 (METHODIST HOSPITAL), Block 4, Lot S 353.08 FT of 6; NCB 13663 (RONALD MCDONALD HOUSE NO 4), Lot 41; NCB 13663, Lot TR-3B (7.203) & TR-2 (.687); NCB 12814 (METHODIST HOSPITAL), Block 4, Lot 6A; NCB 13663, Lot SW IRR 102.67 FT of TR-3 (ARB TR-3H) (NON ADJ RMS); NCB 12816, (BABCOCK AT MERTON MINTER) Block 6, Lot 7; NCB 12813, SW IRR 303.61 FT of Block 3. Multiple addresses located between/on 4300, 4400, 4500, 4800, 4900, 5100 and 5200 Block of Medical Drive, 7700 Block of Louis Pasteur, 7700 and 8500 Block of Ewing Halsell, 7400 and 7700 Block of Merton Minter , 2100, 2200, 2700 and 2800 Block of Babcock Road, 4900, 7700, 7900 and 8400 Block of Floyd Curl Drive, 7700, 8000 and 8400 Block of Wurzbach Road, 8100 Block of Fredericksburg Road, 4700 and 4800 Block of Sid Katz Drive, 4600 and 4900 Block of Hamilton Wolfe, 8400 and 8500 Block of Tom Slick Avenue, and the 4800 and 4900 Block of Charles Katz Drive. Staff recommends approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2024-11600015) (Zenon Solis, Planning Manager, (210) 207-5409, zenon.solis@sanantonio.gov, Planning Department).

Staff mailed 859 notices to property owners, 0 returned in favor, 2 returned in opposition and no response from Dreamhill Estates Neighborhood Association nor Kensington Row Homeowners Association. Staff also received 1 notice expressing opposition outside 200' radius.

No Public Comment

Motion: Commissioner Watson motioned to approve as presented
Second: Commissioner Barros
In Favor: Unanimous
Opposed: None

MOTION PASSES