



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: April 2, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

Zoning Case Z2024-10700044 S (Associated Plan Amendment Case PA2024-11600015)

SUMMARY:

Current Zoning: 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

Requested Zoning: 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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 2, 2024

Case Manager: Zenon Solis

Property Owner: Multiple Property Owners

Applicant: The City of San Antonio Planning Department

Representative: Zenon Solis

Location: 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.

Legal Description: 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, Block 1, Lot 5; 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.

Total Acreage: Approximately 520 acres

Notices Mailed

Owners of Property within 200 feet: Subject Property Owners: 209 Owners of Property within 200 feet: 651

Registered Neighborhood Associations within 200 feet: Kensington Row HOA, Dreamhill Estates Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject area consists of 54 properties. The majority of properties were annexed into the City in 1963 and were zoned under the 1938 zoning code. Most of the current districts are the result of the conversion upon adoption of the adoption of the Unified Development Code in 2001. There were subsequent rezonings that were completed for individual properties in 2006, 2007, 2010, 2013 and 2016.

Topography: The areas do not contain any unusual physical features, such as slope. However, a portion of the rezoning area is located within the 100-year floodplain. The rezoning area also appears to be within the Upper SAR Watershed and the Leon Creek Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: There are multiple zoning districts surrounding the subject properties such as “R-4”, “R-5”, “R-6”, “RM-4”, “MF-25”, “MF-33”, “MF-50”, “MF-65”, “O-2”, “NC”, “C-1”, “C-2”, and “C-3”

Current Land Uses: There are a variety of land uses surrounding the subject properties including residential, multi-family, offices, commercial uses, as well as undeveloped land.

Direction: South

Current Base Zoning: There are multiple zoning districts surrounding the subject properties such as “R-4”, “R-5”, “R-6”, “RM-4”, “MF-25”, “MF-33”, “MF-50”, “MF-65”, “O-2”, “NC”, “C-1”, “C-2”, and “C-3”

Current Land Uses: There are a variety of land uses surrounding the subject properties including residential, multi-family, offices, commercial uses, as well as undeveloped land.

Direction: East

Current Base Zoning: There are multiple zoning districts surrounding the subject properties such as “R-4”, “R-5”, “R-6”, “RM-4”, “MF-25”, “MF-33”, “MF-50”, “MF-65”, “O-2”, “NC”, “C-1”, “C-2”, and “C-3”

Current Land Uses: There are a variety of land uses surrounding the subject properties including residential, multi-family, offices, commercial uses, as well as undeveloped land.

Direction: West

Current Base Zoning: There are multiple zoning districts surrounding the subject properties such as “R-4”, “R-5”, “R-6”, “RM-4”, “MF-25”, “MF-33”, “MF-50”, “MF-65”, “O-2”, “NC”, “C-1”, “C-2”, and “C-3”

Current Land Uses: There are a variety of land uses surrounding the subject properties including residential, multi-family, offices, commercial uses, as well as undeveloped land.

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:

NA

Transportation

Thoroughfare: Will fill in

Existing Character:

Proposed Changes:

Thoroughfare:

Existing Character:
Proposed Changes:

Public Transit:

Traffic Impact:

Parking Information:

ISSUE:

None.

ALTERNATIVES:

Current Zoning: Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools. Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools. Any uses permitted in MF-25 but with a maximum density of 33 units per acre for MF-33, 40 units per acre for MF-40, 50 units per acre for MF-50 and 65 units per acre for MF-65. O-2 districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited. C-1 districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining. C-2 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. C-2NA districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited. C-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are 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. The general industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage. Overlay district that imposes height restriction near civilian and military airports.

Proposed Zoning: O-2 districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited. Any uses permitted in MF-25 but with a maximum density of 33 units per acre for MF-33, 40 units per acre for MF-40, 50 units per acre for MF-50 and 65 units per acre for MF-65. C-2 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. C-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are 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. Overlay district that imposes height restriction near civilian and military airports.

FISCAL IMPACT:

The applicant is the City of San Antonio. No zoning fees are required.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject properties are located within the Medical Center Area Regional Center.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending the Plan Amendment.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The Planning Department was directed by City Council to implement the Medical Center Area Regional Center Plan in 2019 (Ordinance 2019-10-03-0814). The subject properties are either inconsistent with the adopted land use classification or the existing use does not conform to current zoning and/or development standards. The proposed rezoning focuses on nonconforming uses/structures around the South Texas Medical Center, while providing additional opportunities for development/redevelopment. The properties are located in the central portion of the plan area within the boundaries of Hamilton Wolfe, Fredericksburg Road, Louis Pasteur, and Babcock Road and are classified on the Future Land Use Map as Business/Innovation Mixed-Use, Regional Mixed-Use, and Urban Mixed-Use. The rezoning proposal is consistent with the current development in place and the adopted future land use classifications. Planning Department staff is also seeking a plan amendment from Urban Mixed-Use to Regional Mixed-Use, pending Planning Commission approval on March 27, 2024. The subject properties related to the plan amendment request are located in two separate areas. The first is bound by Fredericksburg Road to the east, Louis Pasteur to the south, Ewing Halsell to the west, and Wurzbach Road to the north. The second area is bound by Babcock Road to the east, Oakdell Way to the west, and Hamilton Wolfe to the north.
2. **Adverse Impacts on Neighboring Lands:** Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this proposed rezoning. The zoning proposal is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The current zoning is not compatible with the existing uses and is inconsistent with the adopted future land use classifications. This first phase of City-initiated rezoning to implement the Medical Center Area Regional Center Plan consists of large hospitals with helistops, high-rise offices, and multi-family dwellings where the current zoning does not align with the density of the existing developments.
4. **Health, Safety and Welfare:** Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The proposed zoning would facilitate more Medical Center Area community-oriented uses that would serve adjacent neighborhood residents and the larger community.
5. **Public Policy:** The rezoning request, which was initiated by the City of San Antonio via Ordinance 2019-10-03-0814, is intended to align the zoning of properties with the current development and the adopted Future Land Use Map of the Medical Center Area Regional Plan. Relevant goals, recommendations, and strategies of the Medical Center Area Regional Center Plan include: • Goal 3: Encourage vibrant accessible, mixed-use activity nodes that serve the needs of the surrounding neighborhoods for area workers and visitors. • Land Use Recommendation #1: Ensure that properties in areas designated as Regional Mixed-Use are zoned to accommodate a high intensity of development activity, so that they can serve as a hub for this regional center. • Focus Areas Recommendation #1: Update zoning and design standards to support the unique vision for each focus area, create high-quality places, support transportation choices, and avoid impacts to sensitive natural features. • Housing Strategy 2.1: Encourage the development of medium and high-density housing products in and around commercial, employment, and transit nodes in the Medical Center Area. • Economic

Development Recommendation #2: Create a wider variety of uses, amenities, and attractions in the Medical Center Area to support and attract a greater diversity of residents, employees, and visitors. • Economic Development Recommendation #3: Promote and support the growth of the Medical Center Area as a bio-science and health research-oriented innovation district.

6. **Size of Tract:** The subject properties, in total, are approximately 520 acres.
7. **Other Factors** The Planning Department hosted an Open House in January 2024 and communicated via personalized letters that were mailed to each of the affected property owners. The direct mailer detailed the current and proposed future land use classification as well as the current and proposed zoning of their particular property.