



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** February 2, 2023

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 6

**SUBJECT:**  
ZONING CASE Z-2022-10700314

**SUMMARY:**  
**Current Zoning:** "C-3" General Commercial District

**Requested Zoning:** "C-3 S" General Commercial District with a Specific Use Authorization for Helistop

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** December 20, 2022

**Case Manager:** Kellye Sanders, Planning Coordinator

**Property Owner:** VHS San Antonio Partners LLC

**Applicant:** Pape-Dawson Engineers, Inc.

**Representative:** Pape-Dawson Engineers, Inc.

**Location:** generally located at the 3000 block of West Loop 1604 North

**Legal Description:** 0.406 acres out of NCB 17634

**Total Acreage:** 0.406

**Notices Mailed****Owners of Property within 200 feet: 2****Registered Neighborhood Associations within 200 feet: NA****Applicable Agencies: TxDOT****Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 92902, dated December 14, 2000 and zoned temporarily “R-1” Single-Family Residence District. The property was rezoned by Ordinance 94094, dated June 14, 2001, to “B-3” Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B-3” Business District was converted to the current “C-3” General Commercial District.

**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-3****Current Land Uses: Vacant Land****Direction: South****Current Base Zoning: C-3****Current Land Uses: Vacant Land****Direction: East****Current Base Zoning: MF-33, ED****Current Land Uses: Multi-Family Residential Development****Direction: West****Current Base Zoning: OCL****Current Land Uses: Vacant Land****Overlay District Information: N/A****Special District Information: N/A****Transportation****Thoroughfare: West Loop 1604****Existing Character: Interstate****Proposed Changes: None Known****Thoroughfare: Wiseman Boulevard****Existing Character: Secondary Arterial****Proposed Changes: None Known**

**Public Transit:** There is public transit within walking distance.

**Routes Served:** 64, 620

**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 Medical – Hospital is 1 per 400 sf GFA. The maximum parking limit for Medical – Hospital is 1 per 100 sf GFA.

**ISSUE:**

None

**ALTERNATIVES:**

Current Zoning: “C-3” General Commercial 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.

Proposed Zoning: “C-3” General Commercial 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 “S” Specific Use Authorization would permit a helistop as an accessory use for the future hospital development.

**FISCAL IMPACT:**

None

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

Subject property is not located within a Regional Center, but within ½ a mile from 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 Highway 151 and Loop 1604 Regional Center Plan and is currently designated as “Regional Commercial” in the future land use component of the plan. The requested “C-3” 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-3” General Commercial District is an appropriate zoning for the property and surrounding area. The proposed addition of the “S” Specific Use Authorization for a helistop is also appropriate. The proposed location of the helistop is within the grounds of the hospital campus, with “C-3” General Commercial zoned property to the north, south, and the expressway, Loop 1604 to the east. The Specific Use Authorization also requires a prescribed site plan and allows consideration of conditions where necessary such as screening/buffering where appropriate.
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 Highway 151 and Loop 1604 Regional Center Plan.
6. **Size of Tract:** The 0.406 acre site is of sufficient size to accommodate the proposed helistop development.
7. **Other Factors:** The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant is rezoning to develop a helistop.