



City of San Antonio

Agenda Memorandum

Agenda Date: March 7, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2023-10700020

(Associated Plan Amendment PA-2023-11600004)

SUMMARY:

Current Zoning: "MF-25 MLOD-3 MLR-1" Low Density Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

Requested Zoning: "C-3 MLOD-3 MLR-1" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 7, 2023

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: Alsburry Crossing, Ltd

Applicant: Bexar County Hospital, d/b/a University Health

Representative: Killen, Griffin and Farrimond, PLLC

Location: Generally located in the 3000 block of East Interstate Highway 10

Legal Description: 0.935 acres out of NCB 10675

Total Acreage: 0.935

Notices Mailed**Owners of Property within 200 feet: 13****Registered Neighborhood Associations within 200 feet: NA****Applicable Agencies:** Martindale Army Airfield, Parks and Recreation, Planning Department, Texas Department of Transportation**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned "A" Single-Family Residence District. A portion of the property was rezoned by ordinance 83024, April 24, 1996, to "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "A" Single-Family Residence District and "B-3" Business District converted to "R-5" Residential Single-Family District and "C-3" General Commercial District. The property was rezoned by Ordinance 2009-06-18-0535, dated June 18, 2009, to "C-3" General Commercial District (15.124 acres) and "MF-25" Low Density Multi-Family District (12.116 acres). A portion of the property was rezoned by Ordinance 2016-10-06-0776, dated October 6, 2016, from "MF-25" Low Density Multi-Family District to "C-3" General Commercial.

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:** Hotel**Direction:** East**Current Base Zoning:** MF-25**Current Land Uses:** Apartment Complex**Direction:** South**Current Base Zoning:** C-3**Current Land Uses:** Community Center**Direction:** West**Current Base Zoning:** I-1**Current Land Uses:** SAWS Operation Center**Overlay District Information:**

The "MLOD-3" Martindale Army Airfield Military Lighting Overlay District does not restrict permitted uses but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Special District Information:

None

Transportation

Thoroughfare: Interstate Highway 10 East

Existing Character: Interstate

Proposed Changes: None Known

Thoroughfare: East Houston Street

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 25, 225

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 a medical clinic is 1 per 400 sf GFA. The maximum parking requirement for a medical clinic is 1 per 100 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "MF-25" Low Density Multi-Family District allows any uses permitted plus in MF-18 plus college fraternity dwelling, off-campus school dormitory/housing, but with a maximum density of 25 units per acre.

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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located with the Fort Sam Houston Regional Center and within ½ a mile from the Far East Premium Transit Corridor

RECOMMENDATION:

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

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 Eastern Triangle Community Plan and is currently designated as “High Density Residential” in the future land use component of the plan. The requested “C-3” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Regional Commercial”. Staff and Planning Commission recommend Approval.
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. Surrounding properties are zoned “C-3” General Commercial District and “MF-25” Low Density Multi-Family District.
3. **Suitability as Presently Zoned:** The existing “MF-25” Low Density Multi-Family District is an appropriate zoning for the property and surrounding area. The proposed “C-3” General Commercial District is also appropriate for the property. The applicant is requesting a zoning change to have consistent zoning on the entire property and to the rear of their property. The proposed “C-3” is also appropriate along East Interstate Highway 10 which has established commercial uses. The request aligns with the goals of the Eastern Triangle Community Plan which encourages expanding commercial corridors and promoting diverse businesses and services.
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 Eastern Triangle Community Plan:
Relevant Goals, Objectives and Themes of the Eastern Triangle Community include:
 - Economic Development Overall Goal: Economically viable community through a well-trained workforce and safe, attractive corridors.
 - Goal 8: Expand and build thriving commercial corridors.
 - Goal 9: Promote diversification of businesses and services
6. **Size of Tract:** The 0.935 acre site is of sufficient size to accommodate the proposed Medical Clinic development.
7. **Other Factors:** The subject property is located within the Martindale Army Airfield Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Texas Army National Guard and JBSA were notified of the proposed request. The Military has indicated that there are no objections to this request.

The applicant intends to construct a medical clinic.