



City of San Antonio

Agenda Memorandum

Agenda Date: January 18, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

ZONING CASE Z-2021-10700331 CD S
(Associated Plan Amendment PA-2021-11600115)

SUMMARY:

Current Zoning: "FBZD MLOD-2 MLR-2 AHOD" Form Based Zoning Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "C-3 CD S MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Drug -Manufacturing and a Specific Use Authorization for a Helistop

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 18, 2022

Case Manager: Rebecca Rodriguez, Planner

Property Owner: Southstar at Verano Investment, LLC

Applicant: Bexar County Hospital, dba University Health System

Representative: Killen, Griffin, & Farrimond, PLLC

Location: Generally located in the 11200 Block of South Zarzamora

Legal Description: 67.570 acres out of CB 4005

Total Acreage: 67.570

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 96558, dated January 5, 2003, and zoned "DR" Development Reserve. The property was rezoned by Ordinance 98504, dated December 4, 2003, to "MI-1" Mixed Light Industrial District. The property was then rezoned by Ordinance 2007-12-06-1278, dated December 6, 2007, to "FBZD" Form Based Zoning 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: FBZ

Current Land Uses: Vacant

Direction: South

Current Base Zoning: MI-1

Current Land Uses: Public College/University

Direction: East

Current Base Zoning: FBZ

Current Land Uses: Vacant

Direction: West

Current Base Zoning: MI-1

Current Land Uses: Auto and Light Truck Auction/Storage

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.

The "MLOD-2" Lackland 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:

Form Based Zoning District is a special district that includes the compilation of various special transect districts established to encourage a sustainable pattern of development by concentrating growth in hamlets, villages and regional centers while preserving and protecting prime agricultural land, environmentally sensitive areas, important natural features and open space for large-planned developments. Hamlets, villages and regional centers are compact, pedestrian-oriented and mixed-use with a focus on creating communities where the ordinary activities of daily living occur within walking distance of most dwellings. Lot and building standards including building disposition, building configuration, building function, parking standards, architectural standards, landscape standards and signage standards are governed by development pattern plans, the individual transect districts, and the calibrated transect districts, if applicable.

Transportation

Thoroughfare: South Zarzamora

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None

Thoroughfare: Jaguar Parkway

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance of the subject property. Routes Served: 672

Traffic Impact: Zarzamora and Jaguar Pkwy are identified on the City's Major Thoroughfare Plan as (Enhanced Secondary Arterials 120'-142' ROW). ROW dedication and improvement may be required. Arterials require minimum 48' pavement – 24' from centerline. Per UDC Table 506-3, note 5 bike facilities are required on all arterials along with sidewalks. All Substandard Street improvements can be reviewed as part of the associated plat, the option of submitting a SIP is also available which will be required at time of building permit. Must comply with approved TIA. PHT and mitigation update will be required at the time of building permit and/or plat.

Parking Information: The minimum parking requirement for a hospital is one (1) per 400 sf GFA and the minimum parking requirement for a drug manufacturing facility is one (1) per 1,500 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "FBZD" Form Based Zoning District encourages a sustainable pattern of development by concentrating growth in hamlets, villages and regional centers while preserving and protecting prime agricultural land, environmentally sensitive areas, important natural features and open space.

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 "CD" Conditional Use would allow a Drug Manufacturing Facility.

The "S" Specific Use Authorization would allow a helistop.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Texas A&M – San Antonio Regional Center and within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, with 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 Heritage South Sector Plan and is currently designated as “Mixed Use Center” 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. While the adjacent properties are vacant, the proposed use is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “FBZD” Form Based Zoning District is an appropriate zoning for the property and surrounding area. The proposed “C-3 CD S” General Commercial District with a Conditional Use for a Drug Manufacturing Facility and Specific Use Authorization for a Helistop is also appropriate. The subject property is in proximity to Loop 410, a corridor in which several intensive commercial uses can be found. The proposed zoning change will bring development opportunities to an area in which various large vacant

lots are commonly found. The surrounding properties have an industrial zoning designation, making the requested “C-3” General Commercial District a compatible option.

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 subject property is located within the Heritage South Sector Plan and is classified as Mixed-Use Center in the adopted future land use map. The applicant is requesting a plan amendment to Regional Center and a zoning change to C-3 CD S Conditional Use for Drug Manufacturing and a Specific Use Authorization for a Helistop.

The “Regional Center” category accommodates the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials and allows for the C-3 zoning. The surrounding area is designated as Agribusiness RIMSE Tier, Mixed Use Center, Suburban Tier and General Urban Tier. Surrounding zoning consists of FBZD, MI-1 and MPCD zoning.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.

GCF Goal 2: Priority growth areas attract jobs and residents.

GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.

JEC Goal 1: Employment is focused in the city’s 13 Regional Centers, in site-specific location in Urban Center and along mobility corridors, providing easy connectivity for San Antonio’s residents and businesses.

JEC Goal 2: Traditional and targeted growth industries support San Antonio’s diversified economy and provide a wide range of job opportunities.

Relevant Goals and Strategies of the Heritage South Sector Plan may include:

ED-6: Market Heritage South as a business-friendly environment.

COM-4: The Heritage South Sector is served by community services including emergency and public safety services.

6. **Size of Tract:** The 67.570-acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

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 hospital which will include a drug manufacturing facility and helistop.