



City of San Antonio

Agenda Memorandum

File Number: 17-6197

Agenda Item Number: Z-35.

Agenda Date: 12/7/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2017260 S ERZD

SUMMARY:

Current Zoning: "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District

Requested Zoning: "C-2 S ERZD" Commercial Edwards Recharge Zone District with Specific Use Authorization for a Hospital

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 17, 2017

Case Manager: Angela Cardona, Planner

Property Owner: Hope Evangelical Presbyterian Church

Applicant: Texas Laurel Ridge Hospital, LP

Representative: Kaufman and Killen

Location: 17903 Corporate Woods Drive

Legal Description: Lot 6, Block 10, NCB 17727

Total Acreage: 10.677 acres

Notices Mailed

Owners of Property within 200 feet: 47

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Planning Department, SAWS, Camp Bullis

Property Details

Property History: The subject property was annexed on December 31, 2000 and was zoned “Temp R-1” (Ordinance 92904). Upon adoption of the Unified Development Code on May 3, 2001 (Ordinance 93881) the property was then converted to the current zoning of “R-6” Residential Single-Family District

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-6”

Current Land Uses: Residential

Direction: South

Current Base Zoning: “C-3”

Current Land Uses: Vacant

Direction: East

Current Base Zoning: “C-3”

Current Land Uses: Hospital Facility

Direction: West

Current Base Zoning: “R-6”

Current Land Uses: Residential

Overlay and Special District Information:

All surrounding properties carry the "ERZD" Edwards Recharge Zone District. The "ERZD" does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of San Antonio Code of Ordinances, the San Antonio Water System (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the “ERZD”.

Transportation

Thoroughfare: Corporate Woods Drive

Existing Character: Local Street

Proposed Changes: None Known.

Thoroughfare: North Loop 1604 East

Existing Character: Freeway

Proposed Changes: None Known.

Public Transit: The nearest VIA bus route is # 648 and is not within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is required. The traffic generated by the proposed development does exceed the threshold requirements.

Parking Information: Parking requirements are determined by use. A Hospital generally allows for Minimum Vehicle Spaces of 1 per 400 sf GFA and Maximum Vehicle Spaces of 1 per 100 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. The current zoning of “R-6” Single-Family Residential District allows for 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Stone Oak Regional Center and not with a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend Approval.

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

1. Consistency:

The subject property is located within the North Sector Plan and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “C-2” Commercial base zoning is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The applicant plans to construct a new hospital facility as an expansion to the services currently being provided by the hospital facilities across the street.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is appropriate for the subject property’s location, however, the property is currently vacant and the proposed “C-2” will allow additional services to the surrounding community and will bring consistency to the adjacent properties.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The rezoning request does not appear to conflict with any public policy objective as it supports the “C-2” base zoning district and the request is consistent with the future land use designation within the North Sector Plan.

6. Size of Tract:

The subject property totals 10.677 acres in size, which will add additional accommodations for the uses permitted in “C-2” Commercial District.

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 with may, under the right set of circumstances and conditions be acceptable in certain

specific locations.

The Specific Use Authorization in this case is a requirement of the Code for properties within the Edwards Recharge Zone District, which allows San Antonio Water System (SAWS) to examine the proposed use of the property and its conformity with SAWS requirements.

Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 1 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 65% on the site. Reference SAWS report dated September 27, 2017.