



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-3951  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 7/7/2015  
**Title:** ZONING CASE # Z2015226 S (Council District 4): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hospital on 4.291 acres out of NCB 12328 located at 7438 South Zarzamora Street; and 7723 and 7739 South Interstate 35. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Z2015-226 Location Map, 2. Z2015226\_Site Plan

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:**  
Zoning Case Z2015226 S

**SUMMARY:**  
**Current Zoning:** "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

**Requested Zoning:** "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hospital

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** July 07, 2015

**Case Manager:** Ernest Brown, Planner

**Property Owner:** DP Real Estate, LP, by Jay M. Day, Manager and International Bank of Commerce by Carlos A. Martinez, Jr, Executive Vice President

**Applicant:** RoseRock Management Company, LLC, by Jeffrey W. Brown

**Representative:** Brown & Ortiz, PC (c/o James Griffin)

**Location:** 7438 South Zarzamora Street; and 7723 and 7739 South Interstate 35

**Legal Description:** 4.291 acres out of NCB 12328

**Total Acreage:** 4.291

**Notices Mailed**

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** West/Southwest Sector Planning Team-35

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City Limits in 1942 and was originally zoned "LL" First Manufacturer District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "I-2" Heavy Industrial District. In 2015 a portion (Lots 10, 11 and remaining portion of Lot 8) of the subject property was rezoned to "C-2 AHOD" Commercial Airport Hazard Overlay District. The subject property is not platted in its current configuration and is currently vacant.

**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, East

**Current Base Zoning:** I-2

**Current Land Uses:** Shopping Mall Parking Lot, Restaurant

**Direction:** West

**Current Base Zoning:** C-3

**Current Land Uses:** Restaurant, Drainage ROW

**Overlay and Special District Information:** All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

**Transportation**

**Thoroughfare:** Interstate 35

**Existing Character:** Freeway; Three (3) lanes each direction divided, and three (3) lanes one way access road both sides

**Proposed Changes:** None known

**Thoroughfare:** South Zarzamora Street

**Existing Character:** Primary Arterial, Type A;

**Proposed Changes:** None known

**Public Transit:** There is no VIA transit route nearby the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to a Specific Use Authorization for a Hospital.

Minimum Parking Requirement: 1 per 400 square feet Gross Floor Area;

Maximum Parking Requirement: 1 per 100 square feet Gross Floor Area.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends 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 West/Southwest Sector Plan and is currently designated as Mixed Use Center in the land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation and surrounding land use.

**2. Adverse Impacts on Neighboring Lands:**

Staff has not found evidence of likely adverse impacts on the neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The existing “C-2” base zoning district is appropriate for the subject property.

**4. Health, Safety and Welfare:**

Staff has not found any likely effects on the public health, safety, or welfare

**5. Public Policy:**

The request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The 4.291 acre site is sufficient size to accommodate the proposed development.

**7. Other Factors:**

None.

