



City of San Antonio

Legislation Details (With Text)

File #: 17-5387
Type: Zoning Case
In control: Zoning Commission
On agenda: 10/3/2017
Title: ZONING CASE # Z2017264 S (Council District 8): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hospital taller than 35-feet on Lot 30, NCB 12830, located at 8026 Floyd Curl Drive. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:
Zoning Case Z2017264 S

SUMMARY:
Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Requested Zoning: "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hospital taller than 35-feet

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 3, 2017

Case Manager: Nylicah Acosta, Planner

Property Owner: Methodist Health Care System of San Antonio LTD LLP

Applicant: Wayne Flores- Kimley-Horn

Representative: Wayne Flores- Kimley-Horn

Location: 8026 Floyd Curl Drive

Legal Description: Lot 30, NCB 12830

Total Acreage: 12.049

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1963 and was zoned Temporary "A" Temporary Single-Family Residential District. A 1974 case, Ordinance 44534, changed the zoning to "B-1" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-1" Light Commercial 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: C-2, O-2 S, C-1

Current Land Uses: Medical Offices and Montessori School

Direction: East

Current Base Zoning: C-2 S

Current Land Uses: Methodist Employee Parking Lot

Direction: South

Current Base Zoning: C-2 S

Current Land Uses: St. Luke's Baptist Hospital and Medical Offices

Direction: West

Current Base Zoning: C-2

Current Land Uses: Methodist Visitor Parking Lot

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: Wurzbach Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Ewing Halsell

Existing Character: Collector Road

Proposed Changes: None Known

Thoroughfare: Floyd Curl
Existing Character: Minor Road
Proposed Changes: None Known

Public Transit: VIA route 534 is within walking distance from the subject property.

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

Parking Information: Hospital- Minimum vehicle spaces: 1 per 400 sf GFA. Maximum vehicle spaces: 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. “C-1” Light Commercial districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. Light Commercial uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail - no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods is permitted except for outdoor dining.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The Subject property is within the Medical Center Regional Center and is 1/3 of a mile from the General McMullen-Babcock Premium Transit Corridor.

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 property is located within the North Sector Plan, and is currently designated as “Regional Center” in the future land use component of the plan. The requested “C-3” Commercial base zoning district 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 is rezoning the property to give the existing Hospital the correct zoning. The facilities within the Medical Center are an asset to the community and provide an important service. The requested “C-2” is an appropriate fit with the existing “C-2” and “C-3” uses.

3. Suitability as Presently Zoned:

The current “C-1” base zoning district is appropriate for the subject property’s location; however, “C-3” uses are also appropriate within the Medical Center.

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 proposed zoning request is to allow expansion of the existing hospital and allow the building height to exceed 35 feet. The subject property is located within ½ mile of two SA Tomorrow Comprehensive Plan corridors: Fredericksburg and Zarzamora. It is also located within the North Sector Plan area.

Relevant Goals and Policies of the SA Tomorrow 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 6: Growth and city form support community health and wellness.

GCF P6: Align land uses and infrastructure improvements in regional centers with employment uses and jobs best suited for each center’s unique assets.

H Goal 4: Improved infrastructure, services and amenities increase market demand and attract residents to priority growth areas.

JEC Goal 1: Employment is focused in the city’s 13 Regional Centers, in site-specific locations in Urban Centers 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.

JEC P3: Align regional centers and other employment centers with target industries and market these areas to prospective businesses.

JEC P5: Invest in the creation, development and redevelopment of employment hubs that allow for the collocating of businesses within target industries.

JEC P21: Cluster businesses within similar and compatible industries and public institutions geographically to encourage increased interaction and collaboration.

JEC P24: Continue to support San Antonio’s traditional industries as entryways for needed entry-level positions for a growing population.

JEC P33: Encourage the appropriate mixture of industries and uses within regional centers by identifying each center’s market strengths, and niches and uses that support these strengths.

JEC P36: Identify and invest in opportunities to retrofit existing infrastructure to allow for a mixture of uses and facilitate denser development.

The application for expansion of an existing hospital within the South Texas Medical Center is consistent with the SA Tomorrow Comprehensive Plan. The subject property is located within a large “Regional Center” node within the North Sector Plan area. The North Sector Plan identifies regional commercial uses as “high intensity land uses that draw customers from a larger region.” The sector plan also identifies the South Texas Medical Center as a major employment center and “a prime location for future economic growth that supports the medical field.” The North Sector Plan includes the following related goals and strategies:

- Goal ED-2 Strong and stable medical and research industries that promote economic stability in the North Sector.
- Strategy ED-2.1 Promote development activity inside Loop 1604 that is adjacent and proximate to existing medical and research employers in the western portion of North Sector for expansion as per the Sector Land Use Plan.
- Strategy ED-2.3 Support, stimulate, and foster increased activity of existing businesses within the North Sector including but not limited to finance, insurance, real estate, medical, cyber security, research and development.
- Strategy ED-2.4 Identify and attract biotechnology and medical industry jobs that achieve the City’s strategic economic objectives.

6. Size of Tract:

The subject property totals 12.049 acres in size, which reasonably accommodates the uses permitted in “C-3” General 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 may, under the right set of circumstances and conditions be acceptable in certain specific locations.