City of San Antonio

Agenda Memorandum

File Number:20-6365

Agenda Item Number: Z-18.

Agenda Date: 11/5/2020

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:
Zoning Case Z-2020-10700200 S
(Associated Plan Amendment PA 2020-11600061)

SUMMARY:
Current Zoning: "C-2" Commercial District

Requested Zoning: "C-2 S" Commercial District with a Specific Use Authorization for a Hospital with a Helistop

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 6, 2020.

Case Manager: Michael Pepe, Planner

Property Owner: FCS Creamer, LLC

Applicant: Brown and Ortiz, PC

Representative: Brown and Ortiz, PC

Location: 7900 block of West Loop 1604 North

Legal Description: 32.2170 Acres out of NCB 17636

Total Acreage: 32.2170

Notices Mailed
Owners of Property within 200 feet: 20
Registered Neighborhood Associations within 200 feet: Northwest Crossing Homeowner's Association

Applicable Agencies: None

Property Details

Property History: The property was annexed in the City of San Antonio by Ordinance 79037 dated December 31, 1993 and was originally zoned "R-1" Residence District. The property was rezoned from "R-1" to "B-2" Business District by Ordinance 91396, on March 9, 2000. The subject property converted from "B-2" Business District to "C-2" Commercial District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North
Current Base Zoning: "C-2", "C-3"
Current Land Uses: Vacant, Gas Station

Direction: East
Current Base Zoning: "C-2", "R-6"
Current Land Uses: Vacant, Greenway, School

Direction: West
Current Base Zoning: "UZROW"
Current Land Uses: Loop 1604

Direction: South
Current Base Zoning: "C-3", "MF-33"
Current Land Uses: Auto Dealership, Vacant

Overlay and Special District Information:
None.

Transportation

Thoroughfare: Loop 1604
Existing Character: Expressway
Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance.
Routes Served: 660

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information: The minimum parking requirement for a Hospital is 1 space per 400 gross square feet.

ISSUE:
None.

ALTERNATIVES:
Current: C-2 districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming

facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining
Proposed: C-2 districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The "S" would a Specific Use for Hospital with a Helistop, pursuant to a site plan.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is not within a regional center and nor is it within a premium transit corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) recommend Approval, pending Plan Amendment.

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 Northwest Community Plan and is designated as "Mixed Use" in the future land use plan. The requested "C-2 S" is not consistent with the current land use designation. The Applicant has requested a plan amendment from "Mixed Use" to "Community 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 requested "C-2 S" maintains the base district and adds a Specific Use Authorization for consideration of a Hospital with a Helistop, in addition to the uses allowed in "C-2".

3. Suitability as Presently Zoned:
The current "C-2" Commercial District is an appropriate zoning for the property situated next to the interstate highway and in a developing commercial center. The proposed "C-2 S" would also be appropriate.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Northwest Community Plan:

Land Use Goal-2: Encourage commercial development at nodes

Land Use Strategy 2: Commercial uses to be easily accessible

6. Size of Tract:
The subject property is 32.2170 acres, which could reasonably accommodate requested use as a hospital.

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.