



City of San Antonio

Agenda Memorandum

File Number:21-1752

Agenda Item Number: 19.

Agenda Date: 3/16/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT: Zoning Case Z2021-10700013

SUMMARY:

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 16, 2021

Case Manager: Lorianne Thennes, Planner

Property Owner: San Antonio Medical Foundation

Applicant: Michele Haussmann

Representative: Michele Haussmann

Location: Generally located in the 8400 block of Floyd Curl Drive

Legal Description: 3.411 acres out of NCB 13663

Total Acreage: 3.411 acres

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed by Ordinance 31907, dated November 20, 1963 and was originally zoned Temporary "A" One Family Residence District. The previous Temporary "A" district converted to the current "R-5" Single-Family District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 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: "R-5"

Current Land Uses: Vacant

Direction: East

Current Base Zoning: "R-5" and "C-2"

Current Land Uses: Research and medical buildings

Direction: South

Current Base Zoning: "R-5," "C-1" and "C-1 S"

Current Land Uses: Utilities, rehab hospital

Direction: West

Current Base Zoning: "R-5," "C-1," "C-2" and "C-2NA"

Current Land Uses: Vacant, pharmacy, medical facilities

Overlay and Special District Information:

"AHOD"

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: Floyd Curl Drive

Existing Character: Minor

Proposed Changes: None

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

Routes Served: 503, 522

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: The minimum parking requirement for a medical office is 1 space per 400 square feet of gross floor area.

ISSUE: None.

ALTERNATIVES:

Current: The current "R-5" Residential Single-Family District provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve

development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

Proposed: The proposed “C-2” Commercial District permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within a regional center and a premium transit corridor.

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 Medical Center Area Regional Center Plan and is currently designated as “Business/Innovation Mixed Use.” The requested “C-2” is consistent with the future land use designation.

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 proposed “C-2” Commercial District is compatible with the area and the surrounding “R-5” Residential Single-Family.

3. Suitability as Presently Zoned:

The current "R-5" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial District will provide opportunities for goods and services in the area.

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 Medical Center Area Regional Center Plan:

Goal 3.1: Promote urban design standards that create healthy and sustainable environments.

Goal 4: Foster an innovative economic environment that leverages world class medical service care providers, education, and research to generate business creating and attract patients, employees, students, and investment from throughout the world.

6. Size of Tract:

The subject property is 3.411 acres, which could reasonably accommodate commercial uses and particularly, a medical office.

7. Other Factors:

None.