



# City of San Antonio

## Agenda Memorandum

**File Number:**15-1936

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**Agenda Item Number:** 12.

**Agenda Date:** 3/17/2015

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 8

**SUBJECT:**

Zoning Case Z2015118 S

**SUMMARY:**

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

**Requested Zoning:** "O-2 S AHOD" High-Rise Office Airport Hazard Overlay District with a Specific Use Authorization for Medical - Laboratory, Dental or Medical

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 17, 2015

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** M2G Physicians Plaza II

**Applicant:** M2G Physicians Plaza II

**Representative:** P. W. Christensen, P. C. (Patrick Christensen)

**Location:** 8042 Wurzbach Road

**Legal Description:** Portion of Lots 30, 31 and 34 of NCB 12830

**Total Acreage:** 2.101

**Notices Mailed**

**Owners of Property within 200 feet:** 8

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

**Planning Team:** North Sector Plan

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed in 1963 and originally zoned “Temporary A” and was rezoned “B-1” in 1974 (Ordinance # 44534). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-1 AHOD" Light Commercial Airport Hazard Overlay District.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-1

**Current Land Uses:** Medical Offices

**Direction:** East and Southeast

**Current Base Zoning:** C-1, C-2 S

**Current Land Uses:** Hospital and Parking Lot

**Direction:** West and Southwest

**Current Base Zoning:** C-2, C-3 NA

**Current Land Uses:** Medical Offices and Vacant

**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:** Primary Arterial Type A; two lanes in each direction with partial sidewalks

**Proposed Changes:** None known

**Thoroughfare:** Ewing Halsell Road

**Existing Character:** Collector Road; two lanes in each direction with turn lanes at some large intersections and partial sidewalks

**Proposed Changes:** None known

**Public Transit:** VIA bus route 602 - North Star/ Medical Center operates along Wurzbach Road at the corner of Ewing Halsell Road

**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 determined by type of use and building size. The zoning application refers to a proposed laboratory, dental or medical office uses.

Service - Medical - Laboratory, Dental or Medical: Minimum Parking Requirement: 1 space per 400 square feet Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 100 square feet Gross Floor Area (GFA)

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current commercial zoning; restricting future land uses to those permissible in the "C-1 AHOD" Light Commercial Airport Hazard Overlay District.

**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 North Sector Plan and is designated as Regional Center. The Regional Center encourages “Big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing. The proposed zoning is consistent with land use plan designation.

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

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The existing “C-1” Light Commercial base zoning district and the proposed “O-2 S” High-Rise Office with a Specific Use Authorization for Medical - Laboratory, Dental or Medical are both consistent with surrounding zoning and uses.

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

**6. Size of Tract:**

The subject property measures 2.101 acres in size, which is sufficient to accommodate development and the required parking. The subject property is fully developed with an existing building structure and parking area.

**7. Other Factors:**

None.