

CASE NO: Z2004085 S

Staff and Zoning Commission Recommendation - City Council

Date: May 13, 2004

Zoning Commission Meeting Date: April 20, 2004

Council District: 3

Ferguson Map: 654 D4

Appeal: No

Applicant:

VHS San Antonio Partners, L. P. DBA
Baptist Health Systems

Owner:

VHS San Antonio Partners, L. P. DBA Baptist Health
Systems

Zoning Request: From "C-1" Light Commercial District and "C-2" Commercial District to "C-2 S" Commercial District with Specific Use Authorization for a hospital

11.29 Acres out of NCB 10838

Property Location: 4242 East Southcross Boulevard

Proposal: To expand an existing hospital

Neighborhood Association: Pecan Valley Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The Baptist Hospital and other medical buildings are currently legal and nonconforming uses and structures located on the subject property. A medical office complex exists to the north and east of the property, with apartments to the west and parking to the south. The requested zoning change is to have the zoning match the existing use and to further expand the hospital facility. The requested zoning shall allow the hospital to maintain its function and permit the expansion of the facility on the property, in excess of the 5,000 square feet permitted in a "C-1" Light Commercial District. Considering the current location of the hospital and the importance of such emergency facilities to the health and well being of citizens, the rezoning request shall not adversely affect the surrounding community.

Zoning Commission Recommendation:

Approval

VOTE

FOR 0

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Mona Lisa Faz 207-7945

Z2004085 S

ZONING CASE NO. Z2004085 S – April 20, 2004

Applicant: VHS San Antonio Partners, L. P. DBA Baptist Health Systems

Zoning Request: “C-1” Light Commercial District and “C-2” Commercial District to “C-2” S Commercial District with Specific Use Authorization for a hospital.

Don Ryden, 215 E. Quincy, representing the applicant, stated they are requesting this change in zoning to expand their existing facilities to better serve the community.

Staff stated there were 45 notices mailed out to the surrounding property owners, 3 returned in opposition and 6 returned in favor and no response from Pecan Valley Neighborhood Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Dutmer and seconded by Commissioner Grau to recommend approval.

1. Property is located on 11.29 acres out of NCB 10838 at 4242 East Southcross Boulevard.
2. There were 45 notices mailed, 3 returned in opposition and 6 in favor.
3. Staff recommends approval.

AYES: Martinez, Grau, Dutmer, Dixon, Sherrill, McAden, Avila, Stribling, Peel
NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.