

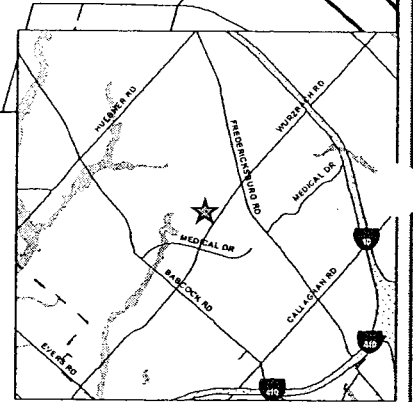
ZONING CASE: Z2005-168

City Council District No. 8
 Requested Zoning Change
 From: "R-5" To "C-3NA"
 Date: August 25, 2005
 Scale: 1" = 400'

- Subject Property
- 200' Notification



C:\Aug 2, 2005



CASE NO: Z2005168

Staff and Zoning Commission Recommendation - City Council

Date: August 25, 2005

Zoning Commission Meeting Date: August 02, 2005

Council District: 8

Ferguson Map: 548 F8

Applicant:

San Antonio Medical Foundation

Owner:

San Antonio Medical Foundation

Zoning Request:

From "R-5" Residential Single-Family District to "C-3NA" General Commercial Nonalcoholic Sales District

28.3 acres out of NCB 13663 (Tract 2D)

Property Location:

8000 Block of Wurzbach Road

Floyd Curl, Wurzbach Road, Charles Katz and Ewing Halsell Drive

Proposal:

Medical facility

**Neighborhood
Association:**

None

Neighborhood Plan:

None

TIA Statement:

A Traffic Impact Analysis is required

Staff Recommendation:

Approval

The subject property is currently undeveloped and located on Floyd Curl, Wurzbach Road, Charles Katz and Ewing Halsell Drive. The subject property is located within the South Texas Medical Center. The "C-3NA" General Commercial District, Nonalcoholic Sales is appropriate at this location due to the surrounding medical facilities.

Zoning Commission Recommendation:

Approval

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Pedro Vega 207-7980

Z2005168

ZONING CASE NO. Z2005168 – August 2, 2005

Applicant: San Antonio Medical Foundation

Zoning Request: "R-5" Residential Single Family District to "C-3NA" General Commercial District.

Jim Reed, 7526 Louis Pasteur, President of San Antonio Medical Foundation, stated they have approximately 300 undeveloped acres and their intent is to build a medical facility to serve the Cancer Therapy and Research Center.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

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 Stribling and seconded by Commissioner McAden to recommend approval.

1. Property is located on 28.3 acres out of NCB 13663 (Tract 2D) at 8000 Block of Wurzbach Road.
2. There were 15 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Dixon, Sherrill, McAden, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO: John Jacks (Planning Manager), Development Services Zoning Division
FROM: Richard Chamberlin (Engineer) Development Services TIA Division
COPIES TO: File
SUBJECT: Z2005-168 San Antonio Medical Foundation
DATE: August 2, 2005

The Development Services TIA Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the medical office building site as well as additional TIA details provided to the TIA Division. The analysis is not in compliance with TIA Ordinance 91700. A complete Level-3 TIA analysis is required for this site.

This development is located on the northeast corner of the intersection of Wurzbach Road and Floyd Curl in the Medical Center area, north central San Antonio. The proposed 28.3-acre development is proposed to be a mixed land-use development consisting of 420,000 square feet of Medical Office Building, and 115,000 square feet of convention center. The projected build-out year for the development is 2010. Regional access to the site in the east-west direction will be provided by Wurzbach Road, and in the north-south direction will be provided by Fredericksberg Road and Babcock Road. The site is expected to have four major access points, one each on Ewing Halsey, Floyd Curl, and two on Charles Katz.

The following on-site improvements, along the project limits may be required at platting, and be provided by the developer, on and before the completion of the 28.3-Acre Site, at no cost to the City of San Antonio:

- Additional ROW for possible construction of a round-a-bout at Sid Katz and Ewing Hasell.
- Additional ROW for additional right turn and left turn bays at Sid Katz and Floyd Curl.
- Additional Improvements as required by a submitted, complete Level-3 TIA at platting.

With the information provided, the TIA Division **does not object** to the re-zoning of the tract from R-5 Residential to C-3NA General Commercial District Non-Alcoholic. However, approval of the Level-3 TIA shall be required and additional traffic impact mitigation requirements submitted for review, prior to Planning Commission review of the plat.

Sincerely,



Richard Chamberlin, P.E.
Engineer
Development Services TIA Division