



City of San Antonio

Agenda Memorandum

Agenda Date: February 12, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon, Director

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600102
(Associated Zoning Case Z-2024-10700333 CD)

SUMMARY:

Comprehensive Plan Component: Medical Center Area Regional Center Plan

Plan Adoption Date: October 3, 2019

Current Land Use Category: “Medium Density Residential”

Proposed Land Use Category: “Urban Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 12, 2025

Case Manager: Alexa Retana, Zoning Planner

Property Owner: MED Center Venture, LLC

Applicant: Ziga Architecture

Representative: Ziga Architecture

Location: Generally located in the 4400 block of Bluemel Road

Legal Description: 6.268 acres out of NCB 14795

Total Acreage: 6.268

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: N/A

City-Wide Community Organizations: T.H.U.G.G.I.N. for Christ, Women in Film & Television San Antonio, NES Foundation, Lifeline Overeaters Anonymous

Applicable Agencies: N/A

Transportation

Thoroughfare: Bluemel Road

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Gardendale Road

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 501, 534

Comprehensive Plan

Comprehensive Plan Component: Medical Center Area Regional Center Plan

Plan Adoption Date: October 3, 2019

Plan Goals:

- Land Use Recommendation #2: Encourage a flexible live/work environment with an urban mix of residential and light service industrial uses. Rezoning may be needed to ensure that this type of environment can be achieved.
- Land Use Recommendation #4: Promote and preserve higher intensity commercial uses, such as office buildings, hotels, and larger retail centers along the I-10 frontage.

Comprehensive Land Use Categories:

Land Use Category: “Medium Density Residential”

Description of Land Use Category: Medium Density Residential accommodates a range of housing types including single-family attached and detached houses on individual lots, manufactured and modular homes, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Higher density multi-family uses, where practical, should be located in proximity to transit facilities. Certain nonresidential uses, including, but not limited to, schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility.

Permitted Zoning Districts: R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MH, MHC, and MHP

Comprehensive Land Use Categories:

Land Use Category: “Urban Mixed Use”

Description of Land Use Category: Urban Mixed-Use contains a mix of residential, commercial, and institutional uses at a medium level of intensity. Urban Mixed-Use development is typically larger-scale than Neighborhood Mixed-Use and SA Tomorrow Sub-Area Planning: Medical Center Area Regional Center Plan 21 smaller-scale than Regional Mixed-Use, although many of the allowable uses could be the same in all three categories. Building footprints may be block-scale, but could be smaller depending on block configuration and overall development density. Typical first floor uses include, but are not limited to, professional services, offices, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one

use. Live/work housing options are permissible in Urban Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Structured parking is encouraged in Urban Mixed-Use category, but is not required. Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site garages or lots. The Urban Mixed-Use category should be located in proximity to transit facilities.

Permitted Zoning Districts: RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, O-1, O-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, AE-3, and AE-4

Land Use Overview

Subject Property

Future Land Use Classification: “Medium Density Residential”

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: “Medium Density Residential”, “Urban Low Density Residential”

Current Land Use Classification: Apartments, Contractor Facility

Direction: South

Future Land Use Classification: “Medium Density Residential”, “Urban Mixed Use”

Current Land Use Classification: Apartments

Direction: East

Future Land Use Classification: “Medium Density Residential”, “Urban Low Density Residential”

Current Land Use Classification: Apartments, Church, Single-Family Residential

Direction: West

Future land Use Classification: “Business/Innovation Mixed-Use”

Current Land Use Classification: Vacant, USAA Office Campus

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

Subject property is located within the Medical Center Regional Center and within ½ a mile from the Fredericksburg Premium Transit Corridor.

ALTERNATIVES:

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed Plan Amendment from “Medium Density Residential” to “Urban Mixed Use” is requested to rezone the property to “C-2NA CD” Commercial Non-Alcoholic Sales District with a Conditional Use for Office Warehouse (Flex Space). The proposed “Urban Mixed Use” land use aligns with the mix of commercial and residential in the area. While there is an existing land use of “Urban Low Density Residential” to the east of the property, it is adequately buffered by the “Medium Density Residential” land uses between the two properties.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700333 CD

Current Zoning: "MF-33" Multi-Family District

Proposed Zoning: "C-2NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Office Warehouse (Flex Space)

Zoning Commission Hearing Date: February 4, 2025