



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: March 27, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

Plan Amendment PA2024-11600015 (Associated Zoning Case Z2024-10700044 S)

SUMMARY:

Comprehensive Plan Component: Medical Center Area Regional Center Plan

Plan Adoption Date: October 3, 2019

Current Land Use Category: "Urban Mixed-Use"

Proposed Land Use Category: "Regional Mixed-Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 27, 2024

Case Manager: Zenon Solis, Planning Manager

Property Owner: Multiple Property Owners

Applicant: City of San Antonio Planning Department

Representative: Zenon Solis, Planning Manager

Location: Multiple addresses located between/on the 5500 Block of Hamilton Wolfe, 7900 Block of Roanoke Run, 2800 Block of Babcock Road, 7900, 8000, 8100, 8200, 8300 and 8400 Block of Fredericksburg Road, 8200 and 8300 Block of Wurzbach Road, 7900 Block of Ewing Halsell, 8000 Block of Floyd Curl Drive, 8300 Block of Friar Tuck Road, 7700 Block of Louis Pasteur, and 4300 Block of Medical Drive.

Legal Description:

NCB 13666, Block, Lot 8 EXC NW IRR 10 FT OF STRIP; NCB 13666, Lot SE IRR 237FT of 7 Roanoke Condominium; NCB 13666 (MEDICAL CENTER APARTMENTS), Lot 13; NCB 13666, Lot 9 CASEY SUBD UT-1; NCB 13666, Block Lot 12 **MASTER FILE/COMMON ELEMENTS** (THE VILLAS AT ROANOKE CONDOMINIUMS); NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 1; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 2; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 3; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 4; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 5; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 6; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 7; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 8; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 9; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 10; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 11; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 12; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 13; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 14; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 15; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 16; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 17; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 18; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 19; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 20; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 21; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 22; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 23; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 24; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 25; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 26; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 27; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 28; NCB 13666 (THE VILLAS AT ROANOKE CONDOMINIUMS), Unit 29; NCB 13666, Unit 1001 ROANOKE CONDOMINIUM; NCB 13666, Unit 1002 ROANOKE CONDOMINIUM; NCB 13666, Unit 1003 ROANOKE CONDOMINIUM; NCB 13666, Unit 1004 ROANOKE CONDOMINIUM; NCB 13666, Unit 1005 ROANOKE CONDOMINIUM; NCB 13666, Unit 1006 ROANOKE CONDOMINIUM; NCB 13666, Unit 1007 ROANOKE CONDOMINIUM; NCB 13666, Unit 1008 ROANOKE CONDOMINIUM; NCB 13666, Unit 101 ROANOKE CONDOMINIUM; NCB 13666, Unit 102 ROANOKE CONDOMINIUM; NCB 13666, Unit 103 ROANOKE CONDOMINIUM; NCB 13666, Unit 104 ROANOKE CONDOMINIUM; NCB 13666, Unit 105 ROANOKE CONDOMINIUM; NCB 13666, Unit 106 ROANOKE CONDOMINIUM; NCB 13666, Unit 1101 ROANOKE CONDOMINIUM; NCB 13666, Unit 1102 ROANOKE CONDOMINIUM; NCB 13666, Unit 1103 ROANOKE CONDOMINIUM; NCB 13666, Unit 1104 ROANOKE CONDOMINIUM; NCB 13666, Unit

1105 ROANOKE CONDOMINIUM; NCB 13666, Unit 1106 ROANOKE CONDOMINIUM; NCB 13666, Unit 1107 ROANOKE CONDOMINIUM; NCB 13666, Unit 1108 ROANOKE CONDOMINIUM; NCB 13666, Unit 1109 ROANOKE CONDOMINIUM; NCB 13666, Unit 1110 ROANOKE CONDOMINIUM; NCB 13666, Unit 1111 ROANOKE CONDOMINIUM; NCB 13666, Unit 1112 ROANOKE CONDOMINIUM; NCB 13666, Unit 201 ROANOKE CONDOMINIUM; NCB 13666, Unit 202 ROANOKE CONDOMINIUM; NCB 13666, Unit 203 ROANOKE CONDOMINIUM; NCB 13666, Unit 204 ROANOKE CONDOMINIUM; NCB 13666, Unit 205 ROANOKE CONDOMINIUM; NCB 13666, Unit 206 ROANOKE CONDOMINIUM; NCB 13666, Unit 207 ROANOKE CONDOMINIUM; NCB 13666, Unit 208 ROANOKE CONDOMINIUM; NCB 13666, Unit 301 ROANOKE CONDOMINIUM; NCB 13666, Unit 302 ROANOKE CONDOMINIUM; NCB 13666, Unit 303 ROANOKE CONDOMINIUM; NCB 13666, Unit 304 ROANOKE CONDOMINIUM; NCB 13666, Unit 305 ROANOKE CONDOMINIUM; NCB 13666, Unit 306 ROANOKE CONDOMINIUM; NCB 13666, Unit 307 ROANOKE CONDOMINIUM; NCB 13666, Unit 308 ROANOKE CONDOMINIUM; NCB 13666, Unit 309 ROANOKE CONDOMINIUM; NCB 13666, Unit 310 ROANOKE CONDOMINIUM; NCB 13666, Unit 311 ROANOKE CONDOMINIUM; NCB 13666, Unit 312 ROANOKE CONDOMINIUM; NCB 13666, Unit 401 ROANOKE CONDOMINIUM; NCB 13666, Unit 402 ROANOKE CONDOMINIUM; NCB 13666, Unit 403 ROANOKE CONDOMINIUM; NCB 13666, Unit 404 ROANOKE CONDOMINIUM; NCB 13666, Unit 501 ROANOKE CONDOMINIUM; NCB 13666, Unit 502 ROANOKE CONDOMINIUM; NCB 13666, Unit 503 ROANOKE CONDOMINIUM; NCB 13666, Unit 504 ROANOKE CONDOMINIUM; NCB 13666, Unit 601 ROANOKE CONDOMINIUM; NCB 13666, Unit 602 ROANOKE CONDOMINIUM; NCB 13666, Unit 603 ROANOKE CONDOMINIUM; NCB 13666, Unit 604 ROANOKE CONDOMINIUM; NCB 13666, Unit 605 ROANOKE CONDOMINIUM; NCB 13666, Unit 606 ROANOKE CONDOMINIUM; NCB 13666, Unit 701 ROANOKE CONDOMINIUM; NCB 13666, Unit 702 ROANOKE CONDOMINIUM; NCB 13666, Unit 703 ROANOKE CONDOMINIUM; NCB 13666, Unit 704 ROANOKE CONDOMINIUM; NCB 13666, Unit 705 ROANOKE CONDOMINIUM; NCB 13666, Unit 706 ROANOKE CONDOMINIUM; NCB 13666, Unit 707 ROANOKE CONDOMINIUM; NCB 13666, Unit 708 ROANOKE CONDOMINIUM; NCB 13666, Unit 801 ROANOKE CONDOMINIUM; NCB 13666, Unit 802 ROANOKE CONDOMINIUM; NCB 13666, Unit 803 ROANOKE CONDOMINIUM; NCB 13666, Unit 804 ROANOKE CONDOMINIUM; NCB 13666, Unit 901 ROANOKE CONDOMINIUM; NCB 13666, Unit 902 ROANOKE CONDOMINIUM; NCB 13666, Unit 903 ROANOKE CONDOMINIUM; NCB 13666, Unit 904 ROANOKE CONDOMINIUM; NCB 13666, Unit 905 ROANOKE CONDOMINIUM; NCB 13666, Unit 906 ROANOKE CONDOMINIUM; NCB 12813, Block 3, Lot 1; NCB 12830, Lot NW IRR 107' OF 40 SEVILLE OFFICE PRK CONDOS; NCB 12830, Lot E IRR 210.27 FT OF 25; NCB 12830, Lot TR 3B; NCB 12830, LOT 22; NCB 12830, Lot SW IRRG 335.44 FT OF 26 OR 26A; NCB 12830, Lot 39 MASTER FILE & COMMON ELEMENT KENSINGTON ROW CONDOMINIUM; NCB 12830, Lot 43 "BHS/EWING HALSELL SUBD; NCB 12830, Lot SW 333.98FT OF 36 **LEASEHOLD ESTATE**; NCB 12830, Lot 42 (SOUTH TEXAS MEDICAL PLAZA); NCB 12830, Lot 44 (SEVILLE PARK P#119 SUBD); NCB 12830, Lot NE IRR 650' of 41 SOUTH TEX WOMEN'S HOSP UT-1A; NCB 12830, Lot 45 COLUMBIA/HCA PARK SUBD; NCB 12830, Lot NE IRR 208.1 FT of 40 SEVILLE OFFICE PRK CONDOS; NCB 12830, BLDG C Unit 8233 SEVILLE OFFICE PRK CONDOS; NCB 12830, BLDG C Unit 8219 SEVILLE OFFICE PRK CONDOS; NCB 12830, Lot 37; NCB 12813,

Block 3, Lot 3; NCB 12813, Block 3, Lot 4; NCB 12813, Block 3, Lot 6 EXC NW IRR 5.05 FT (KROGER MEDICAL DR SUBD); NCB 12813, SW IRR 303.61 FT of Block 3; NCB 12830, Lot 27 (.814 AC) & 38 (2.057 AC); NCB 12815, Block 5, Lot 8 EXC N 62.72 FT (.1931 AC); NCB 12815, Block 5, Lot N 62.72 FT OF 8; NCB 12813, Block 3, Lot 2 EXC NW IRR 5.05 FT; NCB 12830, Block, Lot N 261.88 FT 47 "KOONTZ MCCOMBS MHS MEDICAL DRIVE SUBD"; NCB 12830, Lot 51 (MEDICAL PARK PLAZA); NCB 12830, Lot 32 (2.5 AC) & NE IRR 34.03 FT of NW 275.17 FT of 11 or 11A (.182 AC); NCB 12830 (MEDICAL PARK/PAD SITES), Block 5, Lot 55; NCB 12830, Lot 48 EXCEPT S IRR 11.96 FT (STOH/ATLEE MEDICAL OFFICE BUILDING); NCB 12815, Block 5, Lot SW IRR 11.98 FT of 10; NCB 12830, Block 5, Lot 56 (MEDICAL PARK/PAD SITES); NCB 12830, Block 5, Lot 57 (MEDICAL PARK/PAD SITES); NCB 12830, BLDG J Unit 1006 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG G Unit 705 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG H Unit 803 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG D Unit 404 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG A Unit 103 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG B Unit 201 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG I Unit 908 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG D Unit 410 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG G Unit 702 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG A Unit 106 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG D Unit 407 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG G Unit 708 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG J Unit 1003 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG D Unit 401 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG B Unit 204 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG I Unit 905 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG E Unit 503 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG F Unit 603 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG A Unit 101 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG A Unit 107 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG D Unit 402 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG D Unit 408 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG J Unit 1004 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG C Unit 304 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG I Unit 903 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG C Unit 301 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG I Unit 906 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG F Unit 604 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG E Unit 506 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG A Unit 104 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG G Unit 706 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG D Unit 405 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG C Unit 307 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG H Unit 806 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG J Unit 1001 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG G Unit 703 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG F Unit 601 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG H Unit 801 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG C Unit 308 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG I Unit 901 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG B Unit 205 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG C Unit 302 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG E Unit 504 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG F Unit 602 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG D Unit 403 KENSINGTON ROW CONDOMINIUM;

NCB 12830, BLDG A Unit 102 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG B Unit 202 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG H Unit 804 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG I Unit 904 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG I Unit 907 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG E Unit 501 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG G Unit 701 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG E Unit 507 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG D Unit 406 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG A Unit 105 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG G Unit 707 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG B Unit 203 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG J Unit 1002 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG C Unit 306 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG H Unit 805 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG E Unit 508 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG E Unit 502 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG D Unit 409 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG G Unit 704 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG H Unit 802 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG J Unit 1005 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG A Unit 108 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG I Unit 902 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG B Unit 206 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG C Unit 303 KENSINGTON ROW CONDOMINIUM; NCB 12830, BLDG E Unit 505 KENSINGTON ROW CONDOMINIUM.

Total Acreage: Approximately 111 acres (Area 1A = 25 acres, Area 2B = 86 acres)

Notices Mailed

Area 1A

Subject Property Owners: 112

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Area 2B

Subject Property Owners: 102

Owners of Property within 200 feet: 54

Registered Neighborhood Associations within 200 feet: Kensington Row HOA

Applicable Agencies: None

Transportation

Thoroughfare: Hamilton Wolfe

Existing Character: Minor Arterial Street

Proposed Changes: None known

Thoroughfare: Oakdell Way

Existing Character: Collector Street

Proposed Changes: None known

Thoroughfare: Babcock Road
Existing Character: Primary Arterial Type A Street
Proposed Changes: None known

Thoroughfare: Wurzbach Road
Existing Character: Secondary Arterial Type A Street
Proposed Changes: None known

Thoroughfare: Fredericksburg Road
Existing Character: Secondary Arterial Type A Street
Proposed Changes: None known

Thoroughfare: Ewing Halsell
Existing Character: Collector Street
Proposed Changes: None known

Thoroughfare: Medical Drive
Existing Character: Secondary Arterial Type A Street
Proposed Changes: None known

Thoroughfare: Louis Pasteur
Existing Character: Minor Street
Proposed Changes: None known

Public Transit: *Area 1A* – Routes 501, 503, 604, 607 and 609
Area 2B – Routes 534 and 603

Traffic Impact: A Traffic Impact Analysis (TIA) analysis is not required.

Parking Information: NA

ISSUE:

FISCAL IMPACT:

There is no fiscal impact. This is a City-initiated case.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The Planning Department was directed by City Council to implement the SA Tomorrow Medical Center Area Regional Center Plan in 2019 (Ordinance 2019-10-03-0814). The plan amendment proposal focuses on properties that are currently designated as Urban Mixed-Use, but whose current zoning is not consistent with this classification. The proposed plan amendments focus on nonconforming uses/structures and continuing preferred land use patterns around the South Texas Medical Center, while providing additional opportunities for development/redevelopment.

The Regional Center Plan, adopted as a component of the City's SA Tomorrow Comprehensive Plan, focuses on growth and new development in appropriate areas while ensuring the protection of established single-family neighborhoods, sensitive lands, and natural features.

Future Land Use and Zoning consistency in the Medical Center Area was analyzed, and the plan amendment portion of the Comprehensive Rezoning was divided into two areas to ensure that mapping and notifications were clear, concise, and understandable for the general public. Staff conducted site visits and compiled information for each subject property consisting of the current land use classification and zoning, current use, and Bexar County Appraisal District (BCAD) property data to prepare the plan amendment and rezoning proposal.

The Planning Department hosted an Open House in January 2024 and communicated via personalized letters that were mailed to each of the affected property owners. The direct mailer detailed the current and proposed future land use classification as well as the current and proposed zoning of their particular property.

Spanish translation was provided at the Open House, and the personalized letters and legal notices also included Spanish translation.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2024-10700044 S

Current Zoning: "R-5" Residential Single-Family District, "R-6 S" Residential Single-Family District with a Specific Use Authorization for a Ball Park, "MF-33" Multi-Family District, "O-2" High-Rise Office District, "C-1" Light Commercial District, "C-1 S" Light Commercial District with a Specific Use Authorization for a Helicopter Pad, "C-1 S" Light Commercial District with a Specific Use Authorization for a Hospital, "C-2" Commercial District, "C-2 S" Commercial District with a Specific Use Authorization for a Hospital, "C-2 S" Commercial District with a Specific Use Authorization for Hospital with a Heliport, "C-2NA" Commercial Nonalcoholic Sales District, "C-2NA S" Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Hospital, "C-3" General Commercial District, "C-3 S" General Commercial District with a Specific Use Authorization for a Hospital not to exceed 175 feet in height, and "I-1 S" General Industrial District with a Specific Use Authorization for a Heliport

Proposed Zoning: "O-2" High Rise Office District, "MF-40" Multi-Family District, "MF-50" Multi-Family District, "C-2" Commercial District, "C-3" General Commercial District, "C-3 S"

General Commercial District with a Specific Use Authorization for a Hospital taller than 35 feet with a Helistop, and “C-3 S” General Commercial District with a Specific Use Authorization for a Hospital taller than 35 feet

Zoning Commission Hearing Date: April 2, 2024