



City of San Antonio

Agenda Memorandum

Agenda Date: March 20, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon, Director

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600087
(Associated Zoning Case Z-2024-10700295)

SUMMARY:

Comprehensive Plan Component: Medical Center Area Regional Center Plan

Plan Adoption Date: October 3, 2019; Amended: August 17, 2023

Current Land Use Category: “Urban Mixed Use”

Proposed Land Use Category: “Regional Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 11, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: High Point Master SPE, LLC

Applicant: High Point Master SPE, LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 8401 and 8415 Datapoint Drive

Legal Description: Lot 18, Lot 32, and Lot 39, NCB 13662

Total Acreage: 13.4782 acres

Notices Mailed

Owners of Property within 200 feet: 239

Registered Neighborhood Associations within 200 feet: Riots Commons Community Organizations

Community-wide Organizations: Women in Film & Television San Antonio, Lifeline Overeaters Anonymous

Applicable Agencies: N/A

Transportation**Thoroughfare:** Datapoint Drive**Existing Character:** Collector**Proposed Changes:** None Known**Thoroughfare:** Fredericksburg Road**Existing Character:** Principal Secondary Arterial A**Proposed Changes:** None Known**Public Transit:** There are VIA bus routes within a ½ mile of the subject property.**Routes Served:** 501, 602**Comprehensive Plan****Comprehensive Plan Component:** Medical Center Area Regional Center Plan**Plan Adoption Date:** October 3, 2019; Amended: August 17, 2023**Plan Goals:**

- Goal 3: Promote a Healthy Environment
 - Encourage vibrant, accessible, mixed-use activity nodes that serve the needs of the surrounding neighborhoods for area workers and visitors.
- Recommendation #3: Preserve the existing affordable housing stock and increase the amount of affordable housing as the Regional Center continues to grow.

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 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. IDZ, PUD, MXD, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Comprehensive Land Use Categories:

Land Use Category: “Regional Mixed Use”

Description of Land Use Category: Regional Mixed Use contains residential, commercial and institutional uses at high densities. Regional Mixed-Use developments are typically located within regional centers and in close proximity to transit facilities, where mid-rise to high-rise buildings would be appropriate. Typical lower floor uses include, but are not limited to, offices, professional services, 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 Regional Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Where feasible, development is ideally built at the block scale, with minimum building setbacks. Parking requirements may be satisfied through shared or cooperative parking agreements, which can include off-site garages or lots. If parking requirements are satisfied on-site, structured parking is encouraged. Pedestrian spaces are encouraged to be generous in width and lighting, with streetscaping and signage scaled to pedestrians. Regional Mixed Use projects encourage incorporation of transit facilities into development.

Permitted Zoning Districts: MF-33, MF-40, MF-50, MF-65, O-1.5, O-2, C-2, C-3, D, ED, FBZD, AE-1, AE-2, AE-3, and AE-4. IDZ, PUD, MXD, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Land Use Overview

Subject Property

Future Land Use Classification:

”Urban Mixed Use”

Current Land Use Classification:

High-Rise Offices

Direction: North

Future Land Use Classification:

”Urban Mixed Use”

Current Land Use Classification:

Apartments

Direction: East

Future Land Use Classification:

”Urban Mixed Use”

Current Land Use Classification:

Apartments, Offices, Baptist Health School

Direction: South

Future Land Use Classification:

”Urban Mixed Use”

Current Land Use Classification:

Offices, Food Service Establishments

Direction: West

Future Land Use Classification:

"Urban Mixed Use"

Current Land Use Classification:

Church, Chapel, Hotel

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 Metro Premium Plus Transit Corridor.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The proposed Plan Amendment from "Urban Mixed Use" to "Regional Mixed Use" is requested to rezone the property to "MXD" Mixed Use District with a maximum density of 60 units per acre. Though there are multi-family uses within proximity, the applicant's request exceeds the density permitted within the "Urban Mixed Use" land use designation identified in the Medical Center Area Regional Center Plan. Staff finds that the current land use designation provides more appropriate densities that are consistent with what is established in the area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700295

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "PUD C-3 AHOD" Planned Unit Development General Commercial Airport Hazard Overlay District
Proposed Zoning: "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of 60 units per acre on Lot 18 and Lot 39, and "PUD MXD AHOD" Planned Unit Development Mixed Use Airport Hazard Overlay District acre on Lot 32

Zoning Commission Hearing Date: February 18, 2025