



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** March 22, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

PLAN AMENDMENT CASE PA-2023-11600015

(Associated Zoning Case Z-2023-10700039)

**SUMMARY:**

**Comprehensive Plan Component:** West/Southwest Sector Plan

**Plan Adoption Date:** April 13, 2011

**Current Land Use Category:** “General Urban Tier”

**Proposed Land Use Category:** “Regional Center”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** March 22, 2023

**Case Manager:** Elizabeth Steward, Planner

**Property Owner:** Baptist University of the America

**Applicant:** Latitude Architects

**Representative:** Latitude Architects

**Location:** 2418 West Ansley Boulevard

**Legal Description:** 60.16 acres out of NCB 15001

**Total Acreage:** 60.16

**Notices Mailed**

**Owners of Property within 200 feet:** 6

**Registered Neighborhood Associations within 200 feet:** Villa del Sol Neighborhood Association

**Applicable Agencies:** Texas Department of Transportation, Planning Department, Lackland Air Force Base

**Transportation**

**Thoroughfare:** West Ansley Boulevard

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Interstate Highway 35 Access Road

**Existing Character:** Minor

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.  
Routes Served: 246, 51

**Comprehensive Plan**

**Comprehensive Plan Component:** West/Southwest Sector Plan

**Plan Adoption Date:** April 13, 2011

**Plan Goals:**

- Goal ED-1 The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities
- ED-1.4 Continue to support the expansion of research institutes, including colleges, and medical facilities, data centers, cyber security facilities, and distribution centers
- Goal ED-4 Infill and redevelopment opportunities are well planned and incentivized within Loop 410
- Strategies: ED-4.1 Encourage high quality site and building design and best management practices for new and existing developments

**Comprehensive Land Use Categories**

**Land Use Category:** “General Urban Tier”

**Description of Land Use Category:**

- RESIDENTIAL: Medium to High Density Generally: Small tract detached single family housing, Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums)
- NON-RESIDENTIAL: Community Commercial Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate

- **LOCATION:** Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

**Permitted Zoning Districts:** R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

**Comprehensive Land Use Categories**

**Land Use Category:** “Regional Center”

**Description of Land Use Category:**

- **RESIDENTIAL:** High Density Generally: Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses
- **NON-RESIDENTIAL:** Regional Commercial, Office Generally: “Big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing
- **LOCATION:** Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and bicycles should be able to travel safely within the development. Transit is encouraged.

**Permitted Zoning Districts:** MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

General Urban Tier

**Current Land Use Classification:**

Dormitory

Direction: North

**Future Land Use Classification:**

General Urban Tier

**Current Land Use Classification:**

Rehabilitation Center

Direction: East

**Future Land Use Classification:**

General Urban Tier

**Current Land Use Classification:**

School

Direction: South

**Future Land Use Classification:**

Civic Center

**Current Land Use Classification:**

School

Direction: West

**Future Land Use Classification:**

Civic Center

**Current Land Use:**

Learning Center

**ISSUE:**

None.

**FISCAL IMPACT:**

There is no fiscal impact.

**Proximity to Regional Center/Premium Transit Corridor**

The property is located within a half mile of the Zarzamora Premium Transit Corridor but is not located within a Regional Center.

**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 land use amendment from “General Urban Tier” to “Regional Center ” is requested in order to rezone the property to “C-3” General Commercial District to develop a Baptist University campus. The proposed land use change will also allow rezoning of a portion of the property to “C-3 CD” General Commercial with a Conditional Use for a Contractor Facility with Outside Storage for community assistance they provide in emergency situations.

The proposed land use is consistent with the West/ Southwest Sector Plan’s Objective to support appropriate development and redevelopment efforts around universities and colleges. The proposed Plan Amendment to “Regional Center” is also appropriate with the property’s size of 60 acres, and location along Interstate 35.

**West/Southwest Sector Plan Criteria for review:**

- The recommended land use pattern identified in the West/Southwest Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the West/Southwest Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.
- The amendment must uphold the vision for the future of the West/Southwest Sector Plan.

The amendment will not adversely impact a portion of, or the entire Planning Area by;

- Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
- Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
- Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Lackland Air Force Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700039**

**CURRENT ZONING:** "RM-5 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**PROPOSED ZONING:** "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Zoning Commission Hearing Date: April 4, 2023