

RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE MEDICAL CENTER AREA REGIONAL CENTER PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE FUTURE LAND USE DESIGNATION FROM URBAN MIXED USE TO REGIONAL MIXED USE ON 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 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 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. 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 DRIVE, 8000 BLOCK OF FLOYD CURL DRIVE, 8300
 BLOCK OF FRIAR TUCK ROAD, 7700 BLOCK OF LOUIS PASTEUR
 DRIVE, AND 4300 BLOCK OF MEDICAL DRIVE.

WHEREAS, the Medical Center Area Regional Center Plan was adopted in October 3, 2019 as a component of the Comprehensive Master Plan adopted May 29, 1997; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Comprehensive Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on March 27, 2024 and recommended **Approval** of the proposed amendment on March 27, 2024; and


WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **Consistent** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the Medical Center Area Regional Center Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **Approval** as an amendment to the City's Comprehensive Master Plan.

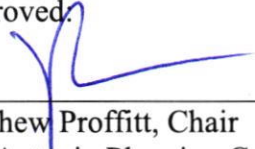
PASSED AND APPROVED ON THIS 27TH DAY OF MARCH 2024

Attest:



Executive Secretary
San Antonio Planning Commission

Approved:



Matthew Proffitt, Chair
San Antonio Planning Commission