



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** 03/27/2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Planning Department

**DEPARTMENT HEAD:** Bridgett A. White, AICP

**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:** Kasey Wright, Senior Planner

**Property Owner:** Multiple Property Owners

**Applicant:** City of San Antonio Planning Department

**Representative:** Kasey Wright, Senior Planner

**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;

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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* – Route 534 and 603

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

**Parking Information:** NA

## **COMPREHENSIVE PLAN**

**Comprehensive Plan Component:** Medical Center Area Regional Center Plan

**Plan Adoption Date:** October 3, 2019

**Plan Goals:** Relevant goals/recommendations/strategies of the Medical Center Area Regional Center Plan include:

- **Goal 3:** Encourage vibrant accessible, mixed-use activity nodes that serve the needs of the surrounding neighborhoods for area workers and visitors.
- **Housing Strategy 2.1:** Encourage the development of medium and high-density housing products in and around commercial, employment, and transit nodes in the Medical Center Area.
- **Economic Development Recommendation #2:** Create a wider variety of uses, amenities, and attractions in the Medical Center Area to support and attract a greater diversity of residents, employees, and visitors.

- **Economic Development Recommendation #3:** Promote and support the growth of the Medical Center Area as a bio-science and health research-oriented innovation district.

## **COMPREHENSIVE LAND USE CATEGORIES**

### **Land Use Category:** Urban Mixed-Use

#### **Description of Land Use Category:**

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 (3) 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 (1) 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:** R-1, R-2, 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, AE-4, IDZ-1, IDZ-2, IDZ-3, and MXD.

### **Land Use Category:** Regional Mixed-Use

#### **Description of Land Use Category:**

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, AE-4, IDZ-2, IDZ-3, and MXD.

## **LAND USE OVERVIEW**

### ***Area 1A***

#### **Future Land Use Classification:**

Urban Mixed-Use

#### **Proposed Land Use Classification:**

Regional Mixed-Use

#### **Direction:** North

#### **Future Land Use Classification:**

Urban Mixed-Use

#### **Current Land Use:**

Medical Offices, School/Daycare Facility, Commercial Strip Center, and Apartments

**Direction:** West

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use:**

Single-Family Residences, Apartments, and Townhomes

**Direction:** East

**Future Land Use Classification:**

Business/Innovation Mixed-Use

**Current Land Use:**

Hospital and Medical Facilities

**Direction:** South

**Future Land Use Classification:**

Urban Mixed-Use and Regional Mixed-Use

**Current Land Use:**

Apartments, Transit Station, and Medical Facilities

***Area 2B***

**Future Land Use Classification:**

Urban Mixed-Use

**Proposed Land Use Classification:**

Regional Mixed-Use

**Direction:** North

**Future Land Use Classification:**

Business/Innovation Mixed-Use

**Current Land Use:**

High School, Health Support Services, and a Restaurant

**Direction:** West

**Future Land Use Classification:**

Business/Innovation Mixed-Use and Urban Mixed-Use

**Current Land Use:**

Hospitals and Medical Facilities

**Direction:** East

**Future Land Use Classification:**

Urban Mixed-Use

**Current Land Use:**

Commercial Strip Centers, Funeral Home, Hotel, Offices, and Restaurants

**Direction:** South

**Future Land Use Classification:**

Low Density Residential and Urban Mixed-Use

**Current Land Use:**

Hotel, Restaurant, Medical Facilities, Offices, Commercial Uses, and Single-Family Residences

**ISSUE:**

None.

**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: Z-2024-10700044 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