



City of San Antonio

Agenda Memorandum

Agenda Date: January 12, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

PLAN AMENDMENT CASE PA-2021-11600115
(Associated Zoning Case Z-2021-10700331 CD S)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Current Land Use Category: Mixed Use Center

Proposed Land Use Category: Regional Center

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 12, 2022

Case Manager: Rebecca Rodriguez, Planner

Property Owner: Southstar at Verano Investment, LLC

Applicant: Bexar County Hospital, dba University Health System

Representative: Killen, Griffin, & Farrimond, PLLC

Location: Generally located in the 11200 Block of South Zarzamora

Legal Description: 67.570 acres out of CB 4005

Total Acreage: 67.570 acres

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Airforce Base

Transportation

Thoroughfare: South Zarzamora

Existing Character: Secondary Arterial

Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes Served: 672

ISSUE: None.

Comprehensive Plan

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Plan Update History: None

Plan Goals:

- Support workforce development programs for targeted industries
- Identify and assess community facilities located in the Heritage South Sector
- Provide for and consider the location of emergency medical facilities in centrally located regional or neighborhood centers that are easily accessible and appropriately scaled
- Promote nodal commercial development and community centers where various modes of transportation are accessible

Comprehensive Land Use Categories

Land Use Category: Mixed Use Center

Description of Land Use Category:

- Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses
- High density detached, mid-high rise condominium buildings, apartment complexes, and row houses
- Mixed Use Centers serve Suburban, General Urban, and Rural tiers outside of the Urban Core. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate.
- The higher intensity of the residential and commercial uses should be located on, or at the intersection of, arterials and collectors.
- Streets should accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. High-capacity transit should be encouraged.

Permitted Zoning Districts: MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD

Land Use Category: Regional Center

Description of Land Use Category:

- Big box” or “power centers,” Shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing

- Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses
- 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 are 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:

Mixed Use Center

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Mixed Use Center

Current Land Use Classification:

Vacant

Direction: East

Future Land Use Classification:

Mixed Use Center

Current Land Use Classification:

Vacant

Direction: South

Future Land Use Classification:

Agribusiness RIMSE Tier

Current Land Use Classification:

Public College/University

Direction: West

Future Land Use Classification:

Agribusiness RIMSE Tier

Current Land Use:

Auto and Light Truck Auction/Storage

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The applicant seeks a Plan Amendment to “Regional Center” to rezone to “C-3” General Commercial District, in order to develop a hospital. “Regional Center” land use is conducive to hospital, laboratory and mall development and can accommodate large volumes of traffic traveling to and within the development. The proposed “Regional Center” land use is located within a reasonable distance of Loop 410, a major highway, and is appropriate for the subject property. Additionally, the proposed land use designation will expand development opportunities within the area.

Sector Plan Criteria for review:

- The recommended land use pattern identified in the Heritage South 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 Heritage South 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 Heritage South 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.
- Significantly alter recreational amenities such as open space, parks, and trails.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700331 CD S

Current Zoning: "FBZ MLOD-2 MLR-2 AHOD" Form Based Zoning Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "C-3 CD S MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Drug -Manufacturing and a Specific Use for a Helistop

Zoning Commission Hearing Date: January 18, 2022