



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 11, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600088  
(Associated Zoning Case Z-2024-10700296)

**SUMMARY:**

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

**Plan Adoption Date:** May 2, 2019

**Current Land Use Category:** “Agricultural”

**Proposed Land Use Category:** “Urban Mixed Use”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 11, 2024

**Case Manager:** Bronte Frere, Zoning Planner

**Property Owner:** BSP WORSHAM LLC by Lloyd A. Denton, Jr.

**Applicant:** BSP WORSHAM LLC by Lloyd A. Denton, Jr.

**Representative:** Brown & McDonald, PLLC

**Location:** 7901 Southeast Loop 410

**Legal Description:** 14.635 acres out of NCB 10881

**Total Acreage:** 14.635 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 3

**Registered Neighborhood Associations within 200 feet:** N/A

**Applicable Agencies:** TXDOT, Public Works

## **Transportation**

**Thoroughfare:** Interstate 410

**Existing Character:** Interstate Highway

**Proposed Changes:** None known.

**Thoroughfare:** Interstate 410 Access Road

**Existing Character:** Interstate Highway Access Road

**Proposed Changes:** None known.

**Public Transit:** There are no VIA bus routes within a ½ mile of the subject property.

## **Comprehensive Plan**

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

**Plan Adoption Date:** May 2, 2019

### **Plan Goals:**

- **Housing Recommendation #2:** Increase the diversity of housing options within the Brooks Area Regional Center in order to support and attract residents at all stages of life and income levels.
- **Economic Development Recommendation #1:** Continue to invest in infrastructure and amenities that build on the Live, Work, Learn, Play, Stay environment in the Brooks Area

## **Comprehensive Land Use Categories:**

**Land Use Category:** “Agricultural”

**Description of Land Use Category:** Agricultural includes crop agriculture, ranching, and related agribusiness practices. Single-family detached houses and detached accessory dwelling units are permitted on agricultural and ranch lands at very low densities or in conservation subdivisions that will not interfere with agricultural operations. Limited commercial uses directly serving agricultural and ranching uses, such as farmers markets, nurseries, stables, bed and breakfasts are permitted. To maintain scenic qualities, natural vegetative buffers, deeper setbacks, increased signage control, earthen drainage channels, and more restrictive access management standards are desired along major scenic corridors. Floodplain protection and buffer zones along creeks and rivers are instrumental in retaining rural character.

**Permitted Zoning Districts:** RP and FR.

## **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.

### **Land Use Overview**

Subject Property

**Future Land Use Classification:** “Agricultural”

**Current Land Use Classification:** Vacant Land

Direction: North

**Future Land Use Classification:** “Agricultural,” “Urban Mixed Use,” “Business/Innovation Mixed-Use,” “Low Density Residential”

**Current Land Uses:** Vacant Land, Single-Family Dwellings

Direction: South

**Future Land Use Classification:** “Agricultural”

**Current Land Uses:** Vacant Land

Direction: East

**Future Land Use Classification:** “Agricultural”

**Current Land Uses:** Single-Family Dwellings

Direction: West

**Future land Use Classification:** “Agricultural”

**Current Land Uses:** Vacant Land

### **ISSUE:**

None.

### **FISCAL IMPACT:**

There is no fiscal impact.

### **PROXIMITY TO REGIONAL TRANSIT CORRIDOR:**

The subject property is not located within a Regional Center and is within ½ a mile of the Looper Premium Transit Corridor.

### **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 Plan Amendment from “Agricultural” to “Urban Mixed Use” is requested to rezone the property to “MF-33” Multi-Family District. The existing “Agricultural” land use is designated for crop agriculture, ranching, and related agribusiness practices. Residential uses are permitted at very low densities in the “Agricultural” land use classification, thus the proposed change to “Urban Mixed Use” is required. Staff finds the proposed “Urban Mixed Use” consistent with the surrounding area and would support a variety of residential and commercial uses in the area. There is existing “Urban Mixed Use” and residential uses to the north of the subject site. The property also fronts a State highway making it appropriate for residential and commercial development and site access.

## **ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700296**

Current Zoning: “R-4” Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to

Proposed Zoning: “MF-33” Multi-Family District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: December 17, 2024.