



City of San Antonio

Agenda Memorandum

Agenda Date: June 25, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

PLAN AMENDMENT CASE PA-2025-11600048
(Associated Zoning Case Z-2025-10700134)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 2010

Current Land Use Category: "Mixed Use Center"

Proposed Land Use Category: "Specialized Center"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 25, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Matiraan Ltd

Applicant: SG Real Estate LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 17830 Judson Road

Legal Description: Lots P-12 and P-11, NCB 34963

Total Acreage: 7.638 acres

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: N/A

City-Wide Community Organizations: Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum

Applicable Agencies: Planning Department, TXDOT

Transportation

Thoroughfare: Judson Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known.

Thoroughfare: Loop 1604

Existing Character: Interstate Highway

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: North Sector Plan

Plan Adoption Date: August 2010

Plan Goals and Objectives:

- **Goal ED-1:** Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.
- **Goal LU-3.3:** Promote job growth in the Specialized, Regional, and Mixed Use Centers to achieve the City's diversified business targets through land use guidance and economic incentive.

Comprehensive Land Use Categories:

Land Use Category: "Mixed Use Center"

Description of Land Use Category:

Residential- Very High Density: Generally high density detached, mid-high rise condominium buildings, apartment complexes, and row houses.

Non-Residential- Community Commercial, Office, Mixed Use: Generally detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses. Mixed Use Centers serve Suburban, General Urban, and Rural Tiers outside of the Urban Core Tier. 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.

Comprehensive Land Use Categories:

Land Use Category: "Specialized Center"

Description of Land Use Category:

Non-Residential- Heavy Industrial, Business / Office Park: Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services. Heavy Industrial uses should be located near expressways, arterials, and railroad line. This use is not compatible with residential uses. Business/Office Park uses should take the form of a cohesive, campus setting

with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.

Permitted Zoning Districts: 0-1.5, 0-2, BP, I-1, I-2, MI-1, MI-2, SGD, QD.

Land Use Overview

Subject Property

Current Land Use Classification: “Mixed Use Center”

Current Land Use: Vacant

Direction: North

Current Base Zoning: “Mixed Use Center”

Current Land Uses: Vacant Land, SAWS Reclamation Site

Direction: South

Current Base Zoning: UZROW

Current Land Uses: Interstate Highway

Direction: East

Current Base Zoning: “Mixed Use Center”

Current Land Uses: Vacant Land, Church, General Contractors

Direction: West

Current Base Zoning: “Mixed Use Center”

Current Land Uses: Vacant Land

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

Subject property is not located within a Regional Center and is not within ½ a mile from a 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 “Mixed Use Center” to “Specialized Center” is requested to rezone the property to “I-1” General Industrial District. Staff finds the proposed land use

classification consistent with the surrounding area. There is existing “Specialized Center” to the north, which also allows for industrial uses. The request is compatible with other land uses located in the area and the subject property is appropriately located at the intersection of an interstate highway and arterial road.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2025-10700134

Current Zoning: "QD S AHOD" Quarry Airport Hazard Overlay District with a Specific Use Authorization for Blasting and Asphaltic Concrete

Proposed Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Zoning Commission Hearing Date: July 1, 2025