



City of San Antonio

Agenda Memorandum

Agenda Date: October 9, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Plan Amendment PA-2024-11600040
(Associated Zoning Case Z-2024-10700067)

SUMMARY:

Comprehensive Plan Component: Southeast Community Area Plan

Plan Adoption Date: December 15, 2022

Current Land Use Category: “OCL”

Proposed Land Use Category: “Business/Innovation Mixed Use”, “Urban Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 9, 2024

Case Manager: Ann Benavidez, Senior Planner

Property Owner: R City Developments, Inc.

Applicant: City of San Antonio

Representative: Ortiz McKnight, PLLC

Location: Generally located southeast of the intersection of Loop 410 and New Sulphur Springs Road

Legal Description: 218.3 acres out of CB 5151 and CB 5152, 528 acres out of CB 5132 and CB 5151, and 48.2 acres out of CB 5132

Total Acreage: 794.5 acres

Notices Mailed

Owners of Property within 200 feet: 116

Registered Neighborhood Associations within 200 feet: There are no registered Neighborhood Associations within 200 feet.

Applicable Agencies: None

Transportation

Thoroughfare: New Sulphur Springs Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: South Foster Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: Cacias Road

Existing Character: Local Road

Proposed Changes: None known

Thoroughfare: South WW White Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: Lodi Road

Existing Character: Local Road

Proposed Changes: None known

Public Transit: There is a VIA bus station within ½ mile of the subject area.

Routes Served: 515

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Southeast Community Area Plan

Plan Adoption Date: December 15, 2022

Plan Goals:

- Goal 1: Land Use
 - Implement land use policies that promote compatible adjacency, mixed-use opportunities, and commercial centers that provide a variety of uses.
- Goal 4: Housing
 - Provide a variety of high-quality, mixed-income housing options that are well-maintained, complementary to the character of existing neighborhoods, and accommodating to all stages of life.
- Goal 6: Mobility
 - Improve and enhance major corridors, public rights-of-way, transit facilities, trails, and greenways using innovative strategies to accommodate all modes of mobility and provide efficient, comfortable, and properly maintained connections to jobs, neighborhoods, and citywide destinations.

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 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 Category: Business/Innovation Mixed Use

Description of Land Use Category: Business/Innovation Mixed-Use accommodates industrial uses with office, commercial, and residential uses, all within a cohesive setting, on a larger scale and within larger footprints than the Employment/Flex Mixed-Use category. Industrial arts workshops, high tech fabrication, processing and assembly, and other industrial uses are permitted, in addition to commercial uses. Vocational training, technological learning centers, medical campuses, and research/development institutions are also appropriate for these spaces. Additional environmental performance standards should be employed for properties designated as Business/Innovation Mixed-Use, such as hours of activity, loading, noise levels and lighting, to ensure that the intensity of the industrially oriented uses is comparable to that of the other nonresidential uses. The mix of uses may be either vertically or horizontally distributed. Live/work housing options are permissible in Business/Innovation Mixed Use areas to ensure access to housing options and services within close proximity of business innovation areas for the local workforce. Business/Innovation mixed use should incorporate transit and bicycle facilities to serve the training and employment base.

Permitted Zoning Districts: RM-4, MF-18, MF-25, O-1.5, O-2, C-2, C-3, L, I-1, MI-1, BP, 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: Currently outside city limits

Current Land Use Classification: Undeveloped land, Agricultural land use

Direction: North

Future Land Use Classification: "Regional Commercial", "Medium Density Residential", "Community Commercial", "Residential Estate", "Low Density Residential", "Parks Open Space"

Current Land Use Classification: Concrete contractor, Manufactured Home Subdivision, Beauty Salon, Retail Establishment, Convenience Store, Single-Family Residential Dwellings

Direction: East

Future Land Use Classification: "OCL"

Current Land Use Classification: School District Office, Gas utility company, Single-Family Residential dwellings, Vacant

Direction: South

Future Land Use Classification: "OCL", "Light Industrial", "Low Density Residential", "Urban Mixed Use"

Current Land Use Classification: Single-Family Residential dwellings, Vacant

Direction: West

Future Land Use Classification: "Business/ Innovation Mixed Use", "Urban Mixed Use"

Current Land Use: Construction Contractor Training Facility / Building Materials Supplier, Dialysis Center, Adult daycare center, Middle school, Elementary School, Auto Mechanic Establishment, Cremation facility, Construction Equipment rental facility

FISCAL IMPACT:

None known.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center nor is it located within a half-mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed plan amendment is requested to assign land use to an area currently within the City of San Antonio (City)'s Extraterritorial Jurisdiction (ETJ). The subject area is located southeast of the intersection of New Sulphur Springs Road and Southeast Loop 410 and is adjacent to City Council District 3. The plan amendment subject area is largely undeveloped, with some established agricultural uses present on the properties. This subject area is part of a larger proposal for a mixed-use development that will potentially accommodate residential, commercial, and business park land use. The property owner submitted a petition to the City requesting voluntary annexation, which would enable them to receive solid waste, police, and fire services, as well as other City services already benefitting the surrounding area. The voluntary annexation proposal is being processed concurrently with the plan amendment and change of zoning request. The proposed zoning designation is "MXD" Mixed Use District with a maximum density of 40 dwelling units per acre. The requested "MXD" base zoning designation will adequately accommodate the

proposed future land use categories, which are “Urban Mixed Use” and “Business/Innovation Mixed Use”. The proposed land use designations each exist in areas immediately west of the subject properties. The subject area is bounded by a major highway to the west and with major arterials to the north and to the east. Abutting properties accommodate a mix of uses to include residential uses, as well as commercial and light industrial uses varying from low to medium in intensity. The proposed amendment will support development compatible to the surrounding area and seeks to promote growth and investment within the area.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Southeast Area Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700064

Current Zoning: Portions of the subject area are not currently assigned zoning as they are outside city limits. The areas within city limits are currently zoned as follows: “C-2 MLOD-3 MLR-2” Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District, “NP-10” Neighborhood Preservation District, “NP-10 MLOD-3 MLR-2” Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District, “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District

Proposed Zoning: "MXD MLOD-3 MLR-2" Mixed Use Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a maximum density of 40 dwelling units per acre, "MXD" Mixed Use District with a maximum density of 40 dwelling units per acre, "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of 40 dwelling units per acre

Zoning Commission Hearing Date: October 15, 2024