



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 26

**Agenda Date:** February 20, 2025

**In Control:** City Council A Session

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**DEPARTMENT:** Planning Department

**DEPARTMENT HEAD:** Bridgett White

**COUNCIL DISTRICTS IMPACTED:** District 3, ETJ

**SUBJECT:**

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

**SUMMARY:**

**Comprehensive Plan Component:** SA Tomorrow Southeast Community Area Plan

**Plan Adoption Date:** December 15, 2022

**Current Land Use Category:** The subject area is currently outside city limits with no assigned land use category.

**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:** SA Tomorrow 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 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, and Agricultural land use

Direction: North

**Future Land Use Classification:** “Regional Commercial”, “Medium Density Residential”, “Community Commercial”, “Residential Estate”, “Low Density Residential”, and “Parks Open Space”

**Current Land Use Classification:** Concrete contractor, Manufactured Home Subdivision, Beauty Salon, Retail Establishment, Convenience Store, and 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, and Vacant

Direction: South

**Future Land Use Classification:** “OCL”, “Urban Mixed-Use”

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

Direction: West

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

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

### **ALTERNATIVES:**

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

### **FISCAL IMPACT:**

There is no fiscal impact for this action.

**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 and Planning Commission recommend Approval.

The proposed plan amendment is requested to assign land use to a proposed voluntary Annexation Area. The Landowner submitted a petition to the City of San Antonio (City) requesting annexation, which is in accordance with Section 43.0671 of the Texas Local Government Code, whereby the City has the authority to annex an area if the landowner requests annexation. The newly annexed area will gain the benefits of being within the City such as, solid waste, police, and fire services, as well as other City services already provided to the surrounding area. Along with the voluntary annexation petition, the Landowner also submitted a petition with the Neighborhood and Housing Services Department to establish a Tax Increment Reinvestment Zone (TIRZ) on the Annexation Area as part of a larger development project. The TIRZ is a public improvement funding mechanism that will assist in financing the development and associated amenities. The proposed Annexation 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 Annexation Area is bounded by a major highway to the west and major arterials to the north and to the east.

The voluntary annexation request is also being processed concurrently with the plan amendment and change of zoning request. The Annexation Area is largely undeveloped and is proposed for a mixed-use development that will potentially accommodate residential, commercial, and business park land uses. The proposed land use designations of “Business/Innovation Mixed-Use” and “Urban Mixed-Use” already exist in areas immediately west of the subject area. Abutting properties accommodate a mix of uses to include residential uses, as well as commercial and light industrial uses varying from low to medium intensity. The proposed amendment will support development compatible to the surrounding area and seeks to perpetuate growth and investment within the area. 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”.

**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:** November 5, 2024