



City of San Antonio

Agenda Memorandum

Agenda Date: July 11, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

PLAN AMENDMENT CASE PA-2025-11600037
(Associated Zoning Case Z-2025-10700101)

SUMMARY:

Comprehensive Plan Component: IH-10 East Perimeter Plan

Plan Adoption Date: March 2008

Current Land Use Category: “Urban Living” and “Parks Open Space”

Proposed Land Use Category: “Industrial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 11, 2025

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Hime Living Trust

Applicant: Stephen G Cook Engineering

Representative: Stephen G Cook Engineering

Location: 11230 IH-10 East

Legal Description: 11.071 acres out of NCB 18226

Total Acreage: 11.071 acres

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Randolph Air Force Base, Planning Department, Texas Department of Transportation, Public Works Department

Transportation

Thoroughfare: IH 10 East

Existing Character: Highway

Proposed Changes: None Known

Thoroughfare: IH 10 East Access Road

Existing Character: Collector

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance of the subject property.

Routes Served: NA

Comprehensive Plan

Comprehensive Plan Component: IH-10 East Perimeter Plan

Plan Adoption Date: March 2008

Plan Goals:

- Goal 3: Compatibility of Land Uses Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses
- Goal 4: Improve the Corridor Analyze design standards that can be implanted along the IH 10 East Corridor
 - Promote attractive and cohesive developments along the IH 10 East Corridor in a manner that protects the City's cultural, natural, and economic fabric.

Comprehensive Land Use Categories

Land Use Category: "Parks Open Space"

Description of Land Use Category:

Parks / Open Space includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks /Open Space include flood plains, utility corridors, public and private land uses that encourage outdoor passive or active recreation. Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.

Permitted Zoning Districts: NA

Land Use Category: "Urban Living"

Description of Land Use Category:

Urban Living provides for compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. Centralized commercial centers in this category include the Mixed Use Center, the Transit Oriented Development (TOD), and the Town Center. Adjacent to these mixed use commercial areas are less dense Neighborhood Centers, which have a nucleus, or a focal point. Urban Living also provides for form based development, which emphasizes urban design in the form of regional centers and village development patterns. Mixed Use Centers should be a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities, where people can enjoy a wide range of fulfilling experiences in one place. Mixed Use Centers are typically located at the intersection of a collector and arterial street or two arterial streets. Transit Oriented Development includes residential and commercial uses that rely on transit, centralized parking, pedestrian linkages, and an option for bus rapid transit or light rail service. A Town Center provides a central

civic function with mixed uses incorporated into the peripheral development. Neighborhood Centers have an identifiable nucleus or focal point and edges. Shopping, recreation and services would be accessible by foot or transit. Neighborhood Centers would have a mix of residential uses and an interconnected street network with bicycle and pedestrian facilities. Civic buildings and civic spaces are given prominent sites, and schools and parks are located within walking distance. The edge of the neighborhood is bound by a parkway or boulevard.

Permitted Zoning Districts: TND, TOD, MXD, UD, & FBZD

Comprehensive Land Use Categories

Land Use Category: “Industrial”

Description of Land Use Category:

General Industrial includes heavy manufacturing, processing and fabricating businesses. General industrial uses shall be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer.

Permitted Zoning Districts: C-3, L, I-1 & I-2

Land Use Overview

Subject Property

Future Land Use Classification:

“Urban Living” and “Parks Open Space”

Current Land Use Classification:

Contractor, Oversized Vehicle Storage

Direction: North

Future Land Use Classification:

OCL

Current Land Use Classification:

Vacant, Large Estate Residential Lots, Oversized Vehicle Storage

Direction: East

Future Land Use Classification:

“Community Commercial” “Industrial” and “Urban Living”

Current Land Use Classification:

Vacant, Oversized Vehicle Storage

Direction: South

Future Land Use Classification:

“Parks Open Space”

Current Land Use Classification:

Vacant, Large Estate Residential Lot

Direction: West

Future Land Use Classification:

“Parks Open Space”, “Industrial”, Low Density Residential”, and “Urban Living”

Current Land Use Classification:

Construction Company, Truck Repair

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 an Area Regional Center or within ½ a mile of 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 land use amendment from “Urban Living” and “Parks Open Space” to “Industrial” is requested to rezone the property to "I-1" General Industrial District. Given the surrounding mix of existing industrial and higher intense commercial uses along the interstate, the proposed plan amendment is consistent with land use in the area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2025-10700101

Current Zoning: "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, and "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

Zoning Commission Hearing Date: June 17, 2025