



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

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:

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.

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.

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's (City) 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 subject area is bounded by a major highway to the west and major arterials to the north and to the east. 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 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 promote growth and investment within the area.

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