



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** January 22, 2025

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 7

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600099 (Associated Zoning Case Z-2024-10700276 S)

**SUMMARY:**

**Comprehensive Plan Component:** Ingram Hills Neighborhood Plan

**Plan Adoption Date:** May 2009

**Current Land Use Category:** “Community Commercial”, Parks/Open Space, “ Low Density Residential Estate”

**Proposed Land Use Category:** “Community Commercial”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** January 22, 2025

**Case Manager:** Samantha Benavides, Planner

**Property Owner:** Caleb Brett USA INC

**Applicant:** HOLT Renewables, LLC

**Representative:** HOLT Renewables, LLC

**Location:** 4950 Callaghan Road

**Legal Description:** The south 585 feet of Lot 4, NCB 11556

**Total Acreage:** 9.1736 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 31

**Registered Neighborhood Associations within 200 feet:** Ingram Hills and Thunderbird Hills Neighborhood Associations

**Applicable Agencies:** Office of Historic Preservation, Lackland AFB, Planning Department, Public Works Department

**Transportation**

**Thoroughfare:** Callaghan Road

**Existing Character:** Minor Secondary Arterial  
**Proposed Changes:** None Known

**Public Transit:** There are VIA bus routes within a ½ mile of the subject property.  
**Routes Served:** 88, 288

### **Comprehensive Plan**

**Comprehensive Plan Component:** Ingram Hills Neighborhood Plan

**Plan Adoption Date:** May 2009

#### **Plan Goals:**

- Goal 3: Economic Development - Support a healthy mix of commercial uses that serve the needs of the neighborhood.
  - o Objective 3.1 Continue to encourage area businesses to increase their participation in neighborhood activity.

### **Comprehensive Land Use Categories**

**Land Use Category:** “Community Commercial”

**Description of Land Use Category:** This category allows for offices, professional services, and moderate intensity retail uses. A grocery store, gas station (without car wash), pawn shop, paint store or nursery can be located in this category. These types of uses can be located along arterials and can serve as a buffer between residential uses or between an arterial and low density residential.

**Permitted Zoning Districts:** “C-1” & “C-2”

**Land Use Category:** “Parks/Open Space”

**Description of Land Use Category:** This category includes large or linear unimproved land where conservation is desired and development is not encouraged due to the presence of topographic constraints or institutional uses on the site. Flood plains, drainage easements, utility corridors, public and private land uses that encourage outdoor passive or active recreation.

**Permitted Zoning Districts:** Varies

**Land Use Category:** “Low Density Residential Estate”

**Description of Land Use Category:** This category includes large lot Single Family Residential uses which will allow an individual lot not less than 10,000 square feet. This type of development is preferred to be located on low volume traffic sheets. Certain non-residential uses such as schools, places of worship, and parks can be located in this category.

**Permitted Zoning Districts:** “RE”, “R-20”, “NP-15”, & “NP-10”

### **Comprehensive Land Use Categories**

**Land Use Category:** “Community Commercial”

**Description of Land Use Category:** This category allows for offices, professional services, and moderate intensity retail uses. A grocery store, gas station (without car wash), pawn shop, paint store or nursery can be located in this category. These types of uses can be located along arterials and can serve as a buffer between residential uses or between an arterial and low density residential.

**Permitted Zoning Districts:** “C-1” & “C-2”

## **Land Use Overview**

Subject Property

### **Future Land Use Classification:**

“Community Commercial”, “Parks/Open Space”, and “Low Density Residential Estate”

### **Current Land Use Classification:**

Offices, Warehouse

Direction: North

### **Future Land Use Classification:**

“Business/Innovation Mixed Use”

### **Current Land Use Classification:**

Warehouse, Outside Storage, Parking Lot

Direction: East

### **Future Land Use Classification:**

“Community Commercial”, “Parks/Open Space”, and “Low Density Residential Estate”

### **Current Land Use Classification:**

Air Conditioning Contractor, Assisted Living Facility

Direction: South

### **Future Land Use Classification:**

“Low Density Residential Estate”, “Parks/Open Space”

### **Current Land Use Classification:**

Single-Family Dwellings, Vacant

Direction: West

### **Future Land Use Classification:**

“Community Commercial”, “Low Density Residential Estate”

### **Current Land Use Classification:**

Oversize Vehicle Storage, Auto Repair Shop, Single-Family Dwellings

### **ISSUE:**

None

### **FISCAL IMPACT:**

**There is no fiscal impact.**

### **PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

**The subject property is not located within a Regional Center, but is within ½ a mile from the Bandera Metro 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 “Community Commercial, Parks/Open Space, and Low Density Residential Estate” to "Community Commercial" is requested to rezone the property to "C-2 S" Commercial District with a Specific Use for a Solar Farm. Given the surrounding “Community Commercial” land use designation within proximity, staff finds that the request is consistent with what is in the area. Additionally, the change in land use would permit a downzone from “C-3” to “C-2”, reducing the intensity of the property’s base zone.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700276 S**

Current Zoning: "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Solar Farm

Zoning Commission Hearing Date: January 21, 2025