



City of San Antonio

Agenda Memorandum

Agenda Date: May 2, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600024
(Associated Zoning Case Z-2023-10700348 CD)

SUMMARY:

Comprehensive Plan Component: NE I-35 and Loop 410 Area Regional Center Plan

Plan Adoption Date: September 1, 2022

Current Land Use Category: "Employment/Flex Mixed Use"

Proposed Land Use Category: "Business/Innovation Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 10, 2024

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: Possum Creek Investments, LLC

Applicant: Possum Creek Investments, LLC

Representative: Brown & McDonald, PLLC

Location: 10601 Nacogdoches Road

Legal Description: 1.749 acres out of NCB 13873

Total Acreage: 1.749 acres

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: Oak Grove Estates

Applicable Agencies: Parks Department, Aviation Department

Transportation

Thoroughfare: Nacogdoches Road

Existing Character: Secondary Arterial

Proposed Changes: None known

Public Transit: There is public transit within walking distance of the subject property.
Routes Served: 9

Comprehensive Plan

Comprehensive Plan Component: NE I-35 and Loop 410 Area Regional Center Plan

Plan Adoption Date: September 1, 2022

Plan Goals:

- Goal 1: Encourage economic development and business diversity that nurture positive community identity.
- Goal 2: Promote community well-being and safety.
- Goal 5: Support sustainable development practices that encourage stewardship of the natural environment, create healthy neighborhoods, and minimize the risk of flooding.

Comprehensive Land Use Categories

Land Use Category: "Employment/Flex Mixed Use"

Description of Land Use Category:

Employment/Flex Mixed-Use provides a flexible live/work environment with an urban mix of residential and light service industrial uses. Uses include smaller-scale office, retail, art studio warehouses, art-oriented fabrication, creative businesses and work spaces, and cottage industrial and fabrication uses. Adaptive uses of vacant or underutilized structures are encouraged to provide residential urban infill and appropriate employment opportunities within or in close proximity to neighborhoods. Buildings have a smaller footprint and can closely resemble campus-like development across multiple sites or with several multi-functioning buildings on one site.

Permitted zoning districts: RM-4, MF-18, MF-25, MF-33, O-1, O-1.5, C-1, C-2, L, 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.

Comprehensive Land Use Categories

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 non-residential 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:

“Employment/Flex Mixed Use”

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

“High Density Residential”

Current Land Use Classification:

Multi-Family Development

Direction: East

Future Land Use Classification:

“Employment/Flex Mixed Use”

Current Land Use Classification:

Oversized Vehicle and Light Vehicle Storage and Repair

Direction: South

Future Land Use Classification:

“Parks Open Space”

Current Land Use Classification:

Lady Bird Johnson Park

Direction: West

Future Land Use Classification:

“Medium Density Residential” and “Employment/Flex Mixed Use”

Current Land Use Classification:

Townhome Residential Development, Auto Repair

ISSUE:

None

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located with the Greater Airport Area Regional Center but not within ½ a mile from a Premium Transit Corridor.

ALTERNATIVES:

1. Recommend Approval.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial. Planning Commission recommends Approval.

The proposed land use amendment from "Employment/Flex Mixed Use" to "Business/Innovation Mixed Use" is requested to rezone the property to "C-3 CD" General Commercial District with a Conditional Use for Parking and/or Storage - Long Term on 1.44 acres and "C-3" General Commercial District on 0.305 acres. Staff considers the proposed plan amendment unsuitable. The NE I-35 and Loop 410 Area Regional Center Plan was adopted less than two years ago and the area was designated for smaller-scale service uses within proximity to residential neighborhoods. The proposed "Business/Innovation Mixed Use" land use classification permits industrial uses with office, commercial, and residential uses within a cohesive setting, but meant for larger scale campuses to accommodate the multitude of uses. The "Business/Innovation Mixed Use" designation permits an array of zoning districts, meant to facilitate smooth transition of intensity in uses to abutting properties, but the applicant is proposing "C-3" General Commercial zoning and an industrial use of Parking and/or Storage – Long Term for the property, which abuts existing multi-family residential developments to the north and west.

On April 2, 2024, the Zoning Commission recommended Approval of the "C-3 General Commercial and "C-3 CD" General Commercial with Conditional Use for Parking and/or Storage – Long Term, as requested by the applicant.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700348 CD

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

Proposed Zoning: "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Parking and/or Storage - Long Term on 1.44 acres and "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.305 acres

Zoning Commission Hearing Date: April 2, 2024. Zoning Commission recommends Approval.