



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** {{item.number}}

**Agenda Date:** September 22, 2021

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

PLAN AMENDMENT PA-2021-11600075  
(Associated Zoning Case Z-2021-10700234)

**SUMMARY:**

**Comprehensive Plan Component:** Brooks Area Regional Center

**Plan Adoption Date:** May 2, 2019

**Current Land Use Category:** "Regional Mixed Use"

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 22, 2021

**Case Manager:** Mirko Maravi, Senior Planner

**Property Owner:** Brooks Development Authority

**Applicant:** Emil Moncivais

**Representative:** Emil Moncivais  
**Location:** 8300 Block of Research Plaza  
**Legal Description:** 25.637 acres out of NCB 10879  
**Total Acreage:** 25.637

**Notices Mailed**

**Owners of Property within 200 feet:** 6  
**Registered Neighborhood Associations within 200 feet:** NA  
**Applicable Agencies:** Aviation

**Transportation**

**Thoroughfare:** Sidney Brooks  
**Existing Character:** Local  
**Proposed Changes:** None Known

**Public Transit:** There are bus routes within walking distance from the subject property.  
**Routes Served:** 7, 20, 36, 242

**ISSUE:**

**Comprehensive Plan Component:** Brooks Regional Center Plan  
**Plan Adoption Date:** May 2, 2019

**Goals:**

**Goal 3: Reinvestment, Retention & Responsibility**

- Incentivize high-paying, socially, environmentally, and fiscally responsible employers who reinvest in the Brooks Area community and its spirit of innovation.
- Incentivize equitable education, housing, and economic opportunities that re-invest in and build the community's prosperity while being socially and environmentally responsible.
- Honor the history of innovation and technology by supporting incubators, start-ups, and local business.
- Retain and invest in innovation and creativity to dissuade migration of talent, youth, and economic resources to other geographies.
- Support programs which benefit maternal and early childhood investments, investments in teachers and schools, and build family financial stability to address age, race, and education disparities.

**Land Use Category: Regional Mixed-Use**

**Description of Land Use Category:**

Contains residential, commercial and institutional uses at high densities. Regional Mixed-Use developments are typically located within regional centers and in close proximity to transit facilities, where mid-rise to high-rise buildings would be appropriate. Typical lower floor uses include, but are not limited to, offices, professional services, 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 Regional Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Where feasible, development is ideally built at the block scale, with minimum building setbacks. Parking requirements may be satisfied through shared or cooperative parking agreements, which can include off-site garages or lots. If parking requirements are satisfied on-site, structured parking is encouraged. Pedestrian spaces are encouraged to be generous in width and lighting, with streetscaping and signage scaled to pedestrians. Regional Mixed Use projects encourage incorporation of transit facilities into development.

**Permitted Zoning Districts:** MF-33, MF-40, MF-50, MF-65, O-1.5, O-2, C-2, C-3, D, ED, FBZD, AE-1, AE-2, AE-3, and AE-4.

**Land Use Category: Business/Innovation Mixed-Use**

**Description of Land Use Category:**

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

**Subject Property:**

**Future Land Use Classification:** Regional Mixed Use

**Current Land Use Classification:** Vacant

**Direction: North**

**Future Land Use Classification:** Regional Mixed Use

**Current Land Use Classification:** Vacant

**Direction: East**

**Future Land Use Classification:** Business/Innovation Mixed-Use

**Current Land Use Classification:** Industrial Use

**Direction: South**

**Future Land Use Classification:** Low Density Residential

**Current Land Use Classification:** Single-Family Dwellings

**Direction: West**

**Future Land Use Classification:** Regional Mixed Use

**Current Land Use Classification:** SAPD Training Area

**FISCAL IMPACT:**

There is no fiscal impact.

**ALTERNATIVES:**

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

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

The subject property is located within the Brooks Regional Center Plan and has a land use designation of Regional Mixed Use. The site is located within the Brooks City Base Boundary and is generally located on the 8300 Block of Research Plaza. The former Brooks Air Force Base has transformed into Brooks City Base, which contains a mixture of commercial and residential uses.

The applicant is requesting a plan amendment to Business Innovation Mixed Use and a zoning change to I-1 to allow a wholesale bakery. Future land use classifications on surrounding parcels include Business Innovation Mixed Use, Regional Mixed Use, Neighborhood Mixed Use and Low Density Residential. Zoning on surrounding properties to the west is MF-33, MF-33 & C-3 to the north, I-1 to the east, and C-1, R-6 and R-4 to the south. Existing land uses on surrounding parcels include undeveloped land, the Nexolon solar panel manufacturing facility, commercial uses and single-family residences.

**Relevant Goals and Policies of the Comprehensive Plan may include:**

**GCF Goal 2:** Priority growth areas attract jobs and residents.

**GCF P7:** Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.

**JEC Goal 1:** Employment is focused in the city's 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio's residents and businesses.

**JEC Goal 4:** San Antonio's economic environment fosters innovation and attracts new and innovative businesses, investment and industries.

**JEC P23:** Attract a skilled and educated workforce by providing a greater diversity of employment opportunities in targeted industries.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700234**

**Current Zoning:** "MF-33 AHOD" Multi-Family Airport Hazard Overlay District  
**Proposed Zoning:** "L AHOD" Light Industrial Airport Hazard Overlay District  
**Zoning Commission Hearing Date:** September 21, 2021