



City of San Antonio

Agenda Memorandum

Agenda Date: August 28, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600054 (Associated Zoning Case Z-2024-10700174)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 2010

Current Land Use Category: “General Urban Tier”

Proposed Land Use Category: “Regional Center”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 28, 2024

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Fischer Road Investments, LLC

Applicant: Ortiz McKnight, PLLC

Representative: Ortiz McKnight, PLLC

Location: 11893 Fischer Road

Legal Description: 9.473 acres out of CB 4301

Total Acreage: 9.473 acres

Notices Mailed

Owners of Property within 200 feet: 52

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Lackland AFB, Planning Department, TxDOT

Transportation

Thoroughfare: Fischer Road

Existing Character: Enhanced Secondary Arterial 120'-142'

Proposed Changes: None known.

Thoroughfare: Interstate Highway 35

Existing Character: Interstate Highway

Proposed Changes: None known.

Thoroughfare: Interstate Highway 35 Access Road

Existing Character: Minor

Proposed Changes: None known.

Public Transit: There is no public transit within walking distance of the subject property.

Comprehensive Plan

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 2010

Plan Goals:

- Housing Goal 1: An array of housing choices throughout the area with an appropriate mix of densities and housing types.
- Land Use Goal 2: Design guidelines for on-residential uses to encourage compatibility of adjacent properties.
- Land Use Goal 5: A community that applies sustainable development patterns and principles.

Comprehensive Land Use Categories:

Land Use Category: "General Urban Tier"

Description of Land Use Category:

RESIDENTIAL: Medium to High Density. Generally small tract detached, Multi-Family (apartments, quadrplexes, triplexes, and duplexes; townhouse (condominiums).

NON-RESIDENTIAL: Neighborhood and Community Commercial. Generally urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate.

Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

Permitted Zoning Districts: R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

Comprehensive Land Use Categories:

Land Use Category: "Regional Center"

Description of Land Use Category:

RESIDENTIAL: High Density. Generally attached single family and multifamily housing; MidHigh rise condominium buildings, apartment complexes, and row houses.

NON-RESIDENTIAL: Regional Commercial, Office. Generally, “big box” or “power centers,” Shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing.

Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged.

Permitted Zoning Districts: MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

Land Use Overview

Subject Property

Future Land Use Classification: “General Urban Tier”

Current Land Use Classification: Vacant Land

Direction: North

Future Land Use Classification: “Regional Center” UZROW

Current Land Use Classification: Truck Repair Shop, Gas Station, Sandwich Shop, Interstate Highway and Interstate Highway Access Road

Direction: South

Future Land Use Classification: “General Urban Tier,” “Suburban Tier”

Current Land Use Classification: Vacant Land

Direction: East

Future Land Use Classification: “Regional Center,” “General Urban Tier”

Current Land Use Classification: Truck Repair Shop, Vacant Land

Direction: West

Future land Use Classification: “General Urban Tier,” UZROW

Current Land Use Classification: Vacant Land, Interstate Highway and Interstate Highway Access Road

ISSUE:**FISCAL IMPACT:**

There is no fiscal impact.

PROXIMITY TO REGIONAL TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but or within ½ a mile of a Premium Transit Corridor.

ALTERNATIVES:

X

RECOMMENDATION:

Staff Analysis and Recommendation:

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700174

Current Zoning: "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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

Zoning Commission Hearing Date: September 3, 2024