



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** August 28, 2024

**In Control:** Planning Commission Meeting

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**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:**

None.

**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:**

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

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff Recommends Denial.

The proposed Plan Amendment from “General Urban Tier” “to “Regional Center” is requested to rezone the property to "C-3" General Commercial District. The proposed “Regional Center” is inappropriate and inconsistent with abutting land uses. Additionally, the existing “General Urban Tier” land use permits commercial uses, which is characteristic of the existing surrounding area. The addition of more “Regional Center” land use to the area would allow more intense commercial uses abutting existing single-family residential. There is “Regional Center” and “C-3” General Commercial in the area, but it is concentrated further north of the existing residential development and within a node at Interstate 35 and Fischer Road.

**Sector Plan Criteria for review:**

- The recommended land use pattern identified in the Heritage South Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the Heritage South Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.
- The amendment must uphold the vision for the future of the Heritage South Sector Plan.

**The amendment will adversely impact a portion of, or the entire Planning Area by;**

- Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
- Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
- Creating activities that are not compatible with adjacent neighboring uses.
- Significantly alter recreational amenities such as open space, parks, and trails.

**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