



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** October 25, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

PLAN AMENDMENT CASE PA-2023-11600065  
(Associated Zoning Case Z-2023-10700242)

**SUMMARY:**

**Comprehensive Plan Component:** Heritage South Sector Plan

**Plan Adoption Date:** September 16, 2010

**Current Land Use Category:** "Regional Center" "General Urban Tier"

**Proposed Land Use Category:** "Agribusiness/RIMSE"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 25, 2023. This case was continued from the September 27, 2023, and October 11, 2023, hearing.

**Case Manager:** Camryn Blackmon, Zoning Planner

**Property Owner:** Clara L Shovlin

**Applicant:** IDV Development Services, LLC

**Representative:** Ortiz McKnight, PLLC

**Location:** 11130 South Interstate Highway 35

**Legal Description:** 44.988 acres out of NCB 14569

**Total Acreage:** 44.988 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 21

**Registered Neighborhood Associations within 200 feet:** No registered Neighborhood Association within 200 feet.

**Applicable Agencies:** Military and Planning Department

**Transportation**

**Thoroughfare:** Interstate Highway 35  
**Existing Character:** Interstate  
**Proposed Changes:** None Known

**Thoroughfare:** Fischer Road  
**Existing Character:** Local  
**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 16, 2010

#### **Plan Goals:**

Goal LU-2 Design guidelines for non-residential uses to encourage compatibility of adjacent properties

LU-2.2 Ensure buffer zones and transitional areas between industrial and other uses

Goal LU-3 Urban, commercial, and rural development are concentrated in strategic areas supported by targeted public and private investments

### **Comprehensive Land Use Categories**

**Land Use Category:** "Regional Center"

**Description of Land Use Category:** Generally: "Big box" or "power centers," shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing

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

**Land Use Category:** "General Urban Tier"

**Description of Land Use Category:** 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.

**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

**Land Use Category:** "Agribusiness/RIMSE"

**Description of Land Use Category:** Generally: Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate. In addition, research, technology, manufacturing, and allied office parks, with supporting uses such as restaurants, gas stations, and other similar uses, as well as amateur and professional entertainment, sports, and music venues with supporting uses such as restaurants are allowed.

**Permitted Zoning Districts:** FR, I-1, MI-1, BP, RP, L

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Regional Center” and “General Urban Tier”

**Current Land Use Classification:**

Vacant lot

Direction: North

**Future Land Use Classification:**

“Regional Commercial”

**Current Land Use Classification:**

Auto Sales

Direction: East

**Future Land Use Classification:**

“General Urban Tier”

**Current Land Use Classification:**

Vacant Lot

Direction: South

**Future Land Use Classification:**

“Suburban Tier”

**Current Land Use Classification:**

Residential

Direction: West

**Future Land Use Classification:**

“Regional Center”

**Current Land Use:**

Vacant Lot

**ISSUE:**

None.

**FISCAL IMPACT:**

There is no fiscal impact.

**Proximity to Regional Center/Premium Transit Corridor**

The property is located within the Far Southwest Regional Center but is not located within a half mile of any Premium Transit Corridor.

**ALTERNATIVES:**

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

**RECOMMENDATION:**

**Staff Analysis and Recommendation:**

Staff Analysis & Recommendation: Staff recommends Denial, with Alternate Recommendation for “Regional Center.”

The proposed Plan Amendment from “Regional Center” and “General Urban Tier” to “Agribusiness/RIMSE” is requested in order to rezone the property to “L” Light Industrial District. The proposed “Agribusiness/RIMSE” land use is not consistent with the surrounding properties.

The surrounding properties have future land use designations primarily of “Regional Center” and “General Urban Tier” which is appropriate for the established commercial uses and residential uses south of the property. The requested “Agribusiness/RIMSE” is out of character with the surrounding land designations and uses. In general, “Agribusiness/RIMSE” is located in isolated areas to accommodate more intense land development. Therefore, staff recommends “Regional Center” which would allow for appropriate scale general commercial uses. This will allow the applicant to rezone to “C-3 CD” General Commercial District with a Conditional Use for Warehousing.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700242**

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: “L MLOD-2 MLR-2 AHOD” Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: October 3, 2023