



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** February 28, 2024

**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", and  
"Agribusiness/RIMSE Tier"

**Proposed Land Use Category:** "General Urban Tier" on 7.856 acres out of NCB 14492 and  
NCB 14569 and "Agribusiness/RIMSE Tier" on 53.89 acres out of NCB 14492 and NCB 14569

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** February 28, 2024

**Case Manager:** Kellye Sanders, Planning Coordinator

**Property Owner:** The Estate of Clara L. Shovlin, Branverinv LLC, and the Estate of Laura D.  
Zabava

**Applicant:** IDV Development Services, LLC

**Representative:** Ortiz McKnight, PLLC

**Location:** 11130 South Interstate Highway 35

**Legal Description:** 61.746 acres out of NCB 14492 and NCB 14569

**Total Acreage:** 61.746

**Notices Mailed**

**Owners of Property within 200 feet:** 30

**Registered Neighborhood Associations within 200 feet:** N/A

**Applicable Agencies:** Lackland AF Base, Planning Department, TxDOT

**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-1 Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.
- 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:**

RESIDENTIAL: High Density

Generally: Attached single family and multifamily housing; Mid-High 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

**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:**

RESIDENTIAL: Medium to High Density

Generally: Small tract detached, Multi-Family (apartments, quadruplexes, 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

**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:**

RESIDENTIAL: Farm Homestead

Generally: Large tract (25 acres or greater) detached single family housing significantly buffered from industrial uses; Farm worker housing

NON-RESIDENTIAL: Agriculture, Light Industrial, Manufacturing, Sports & Entertainment

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:**

"Agribusiness/RIMSE Tier" and "General Urban Tier"

**Current Land Use Classification:**

Vacant property

Direction: North

**Future Land Use Classification:**

"Regional Commercial"

**Current Land Use Classification:**

Auto sales, SW Loop 410 and IH-35 Intersection

Direction: East

**Future Land Use Classification:**

"General Urban Tier"

**Current Land Use Classification:**

Vacant property

Direction: South

**Future Land Use Classification:**

"Suburban Tier" and "General Urban Tier"

**Current Land Use Classification:**

Diesel engine repair and service, Single-Family residences

Direction: West

**Future Land Use Classification:**

"Regional Center" and "Industrial"

**Current Land Use:**

Food product supplier, Warehousing, Amazon warehouse, Tire shop, Gasoline station, Vacant property

**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 recommends Denial, with an Alternate Recommendation for “Mixed Use Center”.

The proposed Plan Amendment from “Regional Center”, “General Urban Tier”, and “Agribusiness/RIMSE Tier” to “General Urban Tier” and “Agribusiness/RIMSE Tier” is requested to rezone the property to “MXD” Mixed Use District with a maximum density of 33 units per acre.

The Heritage South Sector Plan does state that special zoning districts, including “MXD” Mixed Use District, have flexibility within corresponding land use classifications. However, staff is giving an alternative recommendation of “Mixed Use Center” land use for the property, to better align with the proposed uses of multi-family, commercial, and business park uses.

The applicant is trying to utilize the “Agribusiness/RIMSE Tier” for the “BP” Business Park uses, but it is not necessary because Business Park uses are allowed within the Mixed Use District. The Business Park uses include: Wholesaling, Research and development, Manufacturing, Processing, Fabrication, and assembly, Testing, Repair, Servicing, Storage, Laboratory, Warehousing, Displaying, or Distribution of goods, materials or products within the “MXD” Mixed Use District.

**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-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, "L AHOD" Light Industrial Airport Hazard Overlay District, and "C-2 AHOD" Commercial Airport Hazard Overlay District  
Proposed Zoning: "MXD MLOD-2 MLR-2 AHOD" Mixed Use Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a maximum density of 33 units per acre and "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of 33 units per acre

Zoning Commission Hearing Date: March 5, 2024