



# City of San Antonio

## Agenda Memorandum

**File Number:** 19-1968

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**Agenda Item Number:** 18.

**Agenda Date:** 2/27/2019

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:**

Plan Amendment PA-2019-11600002

(Associated Zoning Case Z2019-10700014)

**SUMMARY:**

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

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

**Current Land Use Category:** “Specialized Center” and “Agribusiness/RIMSE Tier”

**Proposed Land Use Category:** “General Urban Tier” and “Regional Center”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** February 27, 2019

**Case Manager:** Marco Hinojosa, Planner

**Property Owner:** Fischer Road Investments LLC

**Applicant:** Tibor Ritter

**Representative:** Brown & Ortiz, P.C.

**Location:** 11893 Fischer Road

**Legal Description:** 135.092 acres out of CB 4301

**Total Acreage:** 135.092

## **Notices Mailed**

**Owners of Property within 200 feet:** 20

**Registered Neighborhood Associations within 200 feet:** None.

**Applicable Agencies:** Texas Department of Transportation, Lackland Airforce Base

## **Transportation**

**Thoroughfare:** IH-35

**Existing Character:** Freeway

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are not within walking distance of the subject property.

Routes Served: NA

**Thoroughfare:** Fischer Road

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are not within walking distance of the subject property.

Routes Served: NA

## **Comprehensive Plan**

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

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

### **Plan Goals:**

- Goal HOU-1: An array of housing choices throughout the area with an appropriate mix of densities and housing types
  - HOU-1.1: Encourage a mix of housing types, including multi-family homes, custom homes, garden homes, and single-family detached homes to provide “life cycle” housing options (ranging from college students, young adults, families, and retired/ senior) within the area
  - HOU-1.2: Encourage higher-density housing at strategic nodes
- 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:** “Specialized Center”

**Description of Land Use Category:**

RESIDENTIAL: None

NON-RESIDENTIAL: Heavy Industrial, Business Park / Office

Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services

RELATED ZONING DISTRICTS: O-1.5, O-2, C-3, BP, I-1, I-2, MI-1, MI-2, SGD, QD SUMMARY: The Specialized Center has three primary locations: surrounding the Toyota Motor Manufacturing Plant, and to the west of Southton Rd, near the rail road in the Northeast Quadrant.

LOCATION Heavy Industrial uses should be located near expressways, arterials, and railroad line. This use is not compatible with residential uses. Business/Office Park uses should take the form of a cohesive, campus setting with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.

**Land Use Category:** “Agribusiness/RIMSE Tier”

**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.

**RELATED ZONING DISTRICTS: FR, I-1, MI-1, BP, RP, L**

**LOCATION:** Agriculture uses are permitted throughout the tier. Light Industrial uses should be screened and buffered from adjoining non-industrial uses. Commercial uses should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages located along arterials. All research, industrial, manufacturing, and sports and entertainment uses can be located next to one another through an appropriate street network and parking design. Buffering may be necessary for certain industrial and manufacturing uses.

**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

**RELATED 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**

**LOCATION:** 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.

**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

**RELATED ZONING DISTRICTS: MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3 , UD**

**LOCATION:** 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.

**Land Use Overview**

**Subject Property**

**Future Land Use Classification:**

“Specialized Center” and “Agribusiness/RIMSE Tier”

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

“Specialized Center” and “Regional Center”

**Current Land Use Classification:**

Vacant

Direction: East

**Future Land Use Classification:**

“Regional Center” and “General Urban Tier”

**Current Land Use Classification:**

Gas Station/Convenience Store, Motel, Truck Repair Shop, and Tire Shop

Direction: South

**Future Land Use Classification:**

“Suburban Tier”

**Current Land Use Classification:**

Vacant

Direction: West

**Future Land Use Classification:**

“Specialized Center” and “Agribusiness/RIMSE Tier”

**Current Land Use:**

Vacant

**FISCAL IMPACT:**

None.

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

The property is not located within a Regional Center or half a mile of a Premium Transit Corridor

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Specialized Center” and “Agribusiness/RIMSE Tier” to “General Urban Tier” and “Regional Center” is requested in order to rezone the property to “MF-33” Multi-Family District, “C-3” General Commercial District, and “R-4” Residential Single-Family District. This is consistent with the Heritage South Sector Plan’s goal to offer an array of housing choices throughout the area with an appropriate mix of densities and housing types. The proposed land uses also provides strategic commercial activities at the corner of Fischer Road and I-35, along with appropriate transitions of density from multi-family to single-family residential.

**Sector Plan Criteria for review:**

- The recommended land use pattern identified in the North 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 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 North Sector Plan

**The amendment will not 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, and, particularly, the mission of Camp Bullis.
- Significantly alter recreational amenities such as open space, parks, and trails.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Heritage South Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700014**

Current Zoning: “MI-1 S MLOD-2 MLR-2 AHOD” Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for a Fairground and/or Stadium and “MI-1 MLOD-2 MLR-2 AHOD” Mixed Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: “R-4 MLOD-2 MLR-2 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, “C-3 MLOD-2 MLR-2 AHOD” General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and “MF-33 MLOD-2 MLR-2 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: March 5, 2019