



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-3674  
**Type:** Plan Amendment  
**In control:** Planning Commission  
**On agenda:** 5/26/2021  
**Title:** PLAN AMENDMENT CASE-PA-2021-11600034 (Council District 4): A request by Brown & Ortiz, P.C., representative, for Approval of a Resolution to amend the United Southwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Industrial" to "Heavy Industrial" on 129.768 acres out of CB 4301E, CB 4301 and NCB 14494, located at 10120 Fischer Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700119) (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Map, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:**

Plan Amendment PA-2021-11600034  
(Associated Zoning Case Z2021-10700119)

**SUMMARY:**

**Comprehensive Plan Component:** United Southwest Community Plan

**Plan Adoption Date:** June 16, 2011

**Current Land Use Category:** "Industrial"

**Proposed Land Use Category:** "Heavy Industrial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 26, 2021

**Case Manager:** Lorianne Thennes, Planner

**Property Owner:** Three Rivers-West, LLC, LPC Freeport Centre, LP, Texas Becknell 2011, LLC

**Applicant:** United States Glove Company

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

**Location:** 10120 Fischer Road

**Legal Description:** 129.768 acres out of CB 4301E, CB 4301 and NCB 14494

**Total Acreage:** 129.768 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 19

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

**Applicable Agencies:** Lackland Air Force Base, Texas Department of Transportation

**Transportation**

**Thoroughfare:** Fischer Road

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None

**Public Transit:** There are no VIA bus routes within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** United Southwest Community Plan

**Plan Adoption Date:** June 16, 2011

**Plan Goals:**

Goal 1- Attract new businesses, services and retail establishments to the United Southwest Communities.

Goal 1.1.2- Work with the San Antonio Economic Development Foundation to solicit companies to locate and build industrial and commercial development along IH35 South and along Fischer Road.

**Comprehensive Land Use Categories**

**Land Use Category:** “Industrial”

**Description of Land Use Category:**

**Permitted Zoning Districts:**

**Land Use Category:** “Heavy Industrial”

**Description of Land Use Category:**

**Permitted Zoning Districts:**

**Land Use Overview**

Subject Property

**Future Land Use Classification:** “Industrial”

**Current Land Use Classification:** Vacant, industrial campuses

**Direction:** North

**Future Land Use Classification:** “Industrial,” “Mixed Use” and “Regional Commercial”

**Current Land Use Classification:** Railyard, Trader's Village

**Direction:** East

**Future Land Use Classification:** "Industrial"

**Current Land Use Classification:** Vacant, Loop 410

**Direction:** South

**Future Land Use Classification:** "Industrial" and "Regional Commercial"

**Current Land Use Classification:** Industrial campuses, baseball fields, fire station

**Direction:** West

**Future Land Use Classification:** "Heavy Industrial" and "Agricultural"

**Current Land Use:** Heavy equipment supplier, vacant, industrial warehouses

**FISCAL IMPACT:** None

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

The property is not within a regional center or a premium transit corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

The applicant is seeking a Plan Amendment to "Heavy Industrial" to rezone to "I-2" Heavy Industrial District.

The proposed "Heavy Industrial" is appropriate for the subject property and is already established in the area. The request adheres to principles of the United Southwest Community Plan, by "building industrial and commercial development along IH-35 South and along Fischer Road."

**ALTERNATIVES:**

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

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2021-10700119

**Current Zoning:** "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Proposed Zoning:** "I-2 MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Zoning Commission Hearing Date:** June 1, 2021