



City of San Antonio

Agenda Memorandum

File Number:21-4324

Agenda Item Number: P-4.

Agenda Date: 6/17/2021

In Control: City Council A Session

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: A mix of manufacturing uses, Light Industrial business park and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining non-industrial uses. Any outside

storage should be under a roof and screened from public view. Examples of industrial uses include drug laboratories, furniture wholesalers, lumber yards, tamale factories and warehousing.

Permitted Zoning Districts: BP, L, MI-1 and I-1

Land Use Category: “Heavy Industrial”

Description of Land Use Category: Is located near expressways, arterials, and railroad line. This use is not compatible with residential uses. Examples of heavy industrial uses are functional quarries, oil and gas facilities, as well as large-scale recycling facilities. Residential uses and other less intense uses should be separated with landscape buffers.

Permitted Zoning Districts: 1-2

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 and Planning Commission (11-0) recommend 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