



# City of San Antonio

## Agenda Memorandum

**File Number:** 17-4799

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**Agenda Item Number:** P-3.

**Agenda Date:** 10/5/2017

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Plan Amendment 17061

(Associated Zoning Case Z2017203 S)

**SUMMARY:**

**Comprehensive Plan Component:** San Antonio International Airport Vicinity Land Use Plan

**Plan Adoption Date:** May 20, 2010

**Current Land Use Category:** "Medium Density Residential"

**Proposed Land Use Category:** "Community Commercial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** August 9, 2017

**Case Manager:** Angela Cardona, Planner

**Property Owner:** Javier Saavedra and Mireya Trevino

**Applicant:** Javier Saavedra and Mireya Trevino

**Representative:** Javier Saavedra and Mireya Trevino

**Location:** 12119 Wetmore Road

**Legal Description:** 10.35 acres out of NCB 15678

**Total Acreage:** 10.35 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 83

**Registered Neighborhood Associations within 200 feet:** Ridgestone Homeowners Association

**Applicable Agencies:** Aviation, Parks

**Transportation**

**Thoroughfare:** Wetmore Road

**Existing Character:** Primary Arterial A

**Proposed Changes:** None Known

**Thoroughfare:** Wurzbach Parkway

**Existing Character:** Super Arterial Type A

**Proposed Changes:** None Known.

**Public Transit:** The nearest VIA bus route is #502 and is within one mile of the subject property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** San Antonio International Airport Vicinity Land Use Plan

**Plan Adoption Date:** May 20, 2010

**Plan Goals:** Goal II: Objective 2.1 Upgrade and enhance commercial and business park property that is declined, is currently vacant or is underutilized.

**Comprehensive Land Use Categories**

**Land Use Category:** Medium Density Residential

**Description of Land Use Category:** Single-family houses on individual lots, zero-lot line configurations, duplexes triplexes, fourplexes, cottage homes and townhomes

**Permitted Zoning Districts:** R-3, RM-4, RM-5, RM-6, MF-18

**Land Use Category:** Community Commercial

**Description of Land Use Category:** Medium intensity uses that serve two or more neighborhoods

**Permitted Zoning Districts:** NC, C-1, C-2, C-2P, O-1, O-1.5

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Vacant, Residential

Direction: North

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Single Family Residential

Direction: East

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Single Family Residential

Direction: South

**Future Land Use Classification:**

Parks/Open Space

**Current Land Use Classification:**

McAlister Park, Northeast Sports Park

Direction: West

**Future Land Use Classification:**

Low Density Residential

**Current Land Use:**

Single Family Residential

**FISCAL IMPACT:**

None.

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

The subject property is within one mile of the Greater Airport Area Regional Center or within a half mile of a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Planning Commission (10-0) recommend Approval.

The applicant is requesting a change to allow for the development of an outdoor athletic field. The property is designated as “Medium Density Residential” for future land use. The request for a change to the plan amendment to “Community Commercial” is consistent with the “Parks/Open Space” use south of the subject property, where an athletic center currently exists. The request is also compatible with the land use plan goal to occupy vacant parcels.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the San Antonio Airport Vicinity Land Use Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017203 S**

Current Zoning: “R-6 AHOD” Residential Single Family Airport Hazard Overlay District

Proposed Zoning: “C-2 S AHOD” Commercial Airport Hazard Overlay District with Specific Use for Outdoor Athletic Fields

Zoning Commission Hearing Date: August 15, 2017