



City of San Antonio

Agenda Memorandum

File Number:18-3564

Agenda Item Number: P-5.

Agenda Date: 6/21/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Plan Amendment PA 18056

(Associated Zoning Case Z2018184)

SUMMARY:

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

Plan Adoption Date: May 20, 2010

Plan Update History: None

Current Land Use Category: "Parks/Open Space"

Proposed Land Use Category: "Public Institutional"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 9, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Alamo Garden, INC & Alamo Cement Company

Applicant: BITTERBLUE, INC

Representative: Brown & Ortiz, P.C.

Location: Generally Located at Wurzbach Parkway and Thousand Oaks Drive.

Legal Description: 2.57 acres out of NCB 14945

Total Acreage: 2.57

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Hills of Park North Neighborhood Association

Applicable Agencies: Planning Department

Transportation

Thoroughfare: Tool Yard

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Wurzbach Parkway

Existing Character: Super Arterial

Proposed Changes: None Known

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

ISSUE:

Comprehensive Plan

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

Plan Adoption Date: May 20, 2010

Update History: None

Plan Goals: Goal 2.3- Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons. Goal 4.4-Support commercial redevelopment through comprehensive rezoning and incentive zoning

Comprehensive Land Use Categories

Land Use Category: Parks/Open Space

Description of Land Use Category: Public and private lands available for active use or passive enjoyment May include city parks as well as private parks associated with homeowner associations Examples are city parks, private parks, playgrounds, athletic fields trails, greenbelts, plazas, courtyards

Permitted Zoning Districts: RP, G

Land Use Category: Public/Institutional

Description of Land Use Category: Public, quasi-public, utility company and institutional use Examples include public buildings (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals

Permitted Zoning Districts: Varies

Land Use Overview

Subject Property

Future Land Use Classification:

Parks/Open Space

Current Land Use Classification:

Vacant Lot

Direction: North

Future Land Use Classification:

Public/Institutional, Parks/Open Space, Community Commercial

Current Land Use Classification:

Heroes Stadium

Direction: East

Future Land Use Classification:

Mixed Use, High Density Residential, Regional Commercial

Current Land Use Classification:

Longhorn Facility, Vacant Lots

Direction: South

Future Land Use Classification:

Public/Institutional, Mixed Use, Light Industrial

Current Land Use Classification:

The Toolyard

Direction: West

Future Land Use Classification:

Public/Institutional, Light Industrial

Current Land Use:

The Toolyard, Northeast Service Center

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is within the NE I-35 and Loop 410 Regional Center, but not within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (9-0) recommend Approval.

The applicant proposes to use the subject property as an extension of the original development from a prior rezoning case in 2007 (Z2007319). The anchor for the development was the Northeast Independent School District. An adaptive reuse of the vacated quarry is encouraged, and the requested “ED” Entertainment District is appropriate for the use of Morgan’s Wonderland for a pickle ball facility and an indoor rock climbing facility. Privately owned property cannot have the “Parks/Open Space” designation, and allowing the change to “Public/Institutional” will create unison with the rest of the recreation park.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018184

Current Zoning: “C-3 AHOD” General Commercial Airport Hazard Overlay District

Proposed Zoning: “ED AHOD” Educational District Airport Hazard Overlay District

Zoning Commission Hearing Date: May 15, 2018