



City of San Antonio

Agenda Memorandum

File Number:19-2701

Agenda Item Number: 17.

Agenda Date: 3/27/2019

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Plan Amendment PA-2019-11600017

(Associated Zoning Case Z-2019-10700030)

SUMMARY:

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

Plan Adoption Date: May 20, 2010

Current Land Use Category: "Parks/Open Space"

Proposed Land Use Category: "Medium Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 27, 2019

Case Manager: Marco Hinojosa, Planner

Property Owner: Nelia Hillman

Applicant: Nelia Hillman

Representative: Nelia Hillman

Location: 12920 Scarsdale Street

Legal Description: Lot 1, Block 29, NCB 16829 and Lot P-76K & Lot P-133A, NCB 15688

Total Acreage: 2.255

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Transportation

Thoroughfare: Scarsdale Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus route are not within walking distance of the subject property

Routs Served: NA

ISSUE:

Comprehensive Plan

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

Plan Adoption Date: May 20, 2010

Plan Goals:

- Goal I: Protect the quality of life of residents including health, safety and welfare
- Goal II: Encourage economic growth that enhances airport operations and development

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

Related Zoning Districts: RP, All Residential Districts, and G

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 Certain lower impact community oriented uses such as churches, parks or community centers are appropriate

Related Zoning Districts: R-3, RM-4, RM-5, RM-6, less intense residential zoning districts, and MF-18

Land Use Overview

Subject Property

Future Land Use Classification:

“Parks/Open Space”

Current Land Use Classification:

Residential Dwelling

Direction: North

Future Land Use Classification:

“Parks/Open Space”

Current Land Use Classification:

Gold Course

Direction: East

Future Land Use Classification:

“Parks/Open Space”

Current Land Use Classification:

Gold Course

Direction: South

Future Land Use Classification:

“Parks/Open Space”

Current Land Use Classification:

Golf Course

Direction: West

Future Land Use Classification:

“High Density Residential” and “Medium Density Residential”

Current Land Use:

Residential Dwellings

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

A portion of the subject property is located half a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Parks/Open Space” to “Medium Density Residential” is requested in order to rezone the property to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Professional Office. This is consistent with the San Antonio International Airport Vicinity Land Use Plan's goal to encourage economic growth that enhances airport operations and development and protects the quality of life of residents including health, safety and welfare

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: Z-2019-10700030

Current Zoning: “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District Proposed Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Professional Office

Zoning Commission Hearing Date: April 2, 2019