



City of San Antonio

Legislation Details (With Text)

File #: 17-2962

Type: Plan Amendment

In control: Planning Commission

On agenda: 5/10/2017

Title: PLAN AMENDMENT CASE # 17047 (Council District 10): A request by Brown and Ortiz for approval of a resolution to amend the San Antonio International Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Medium Density Residential" on Lots 45-50, Block 1, NCB 14149, located at 4130-4150 Swans Landing. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, Angela.Cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017144)

Sponsors:

Indexes:

Code sections:

Attachments: 1. PA 17047 Proposed Map, 2. PA 17047 Aerial Map, 3. Draft Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

Department Head: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Plan Amendment 17047
(Associated Zoning Case Z2017144)

SUMMARY:

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

Plan Adoption Date: May 20, 2010

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Medium Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 10, 2017

Case Manager: Angela Cardona, Planner

Property Owner: Dos Amigos

Applicant: Ramiro Valadez, III

Representative: Brown & Ortiz (James Griffin)

Location: 4130-4150 Swans Landing

Legal Description: Lots 45 through 50, Block 1, NCB 14149

Total Acreage: 2.3

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Greater Marymount Area

Applicable Agencies: None

Transportation

Thoroughfare: Perrin Beitel

Existing Character: Secondary Arterial Type B

Proposed Changes: None Known

Public Transit:

The nearest VIA bus route is #14 and is within walking distance of the subject property to the East.

ISSUE:

Plan Adoption Date: May 20, 2010

Update History: None

Goal 2: Objective 2.1: Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized

Comprehensive Land Use Categories

Low Density Residential: Single family homes and accessory dwellings on a single lot, ideally within walking distance of schools and neighborhood commercial uses with certain lower impact community oriented uses such as churches, parks or community centers are appropriate

Example Zoning Districts:

R-3, R-4, R-5, R-6, R-20, NP-8, NP-10, NP-15, RP

Comprehensive Land Use Categories

Medium Density Residential: Single-family houses on individual lots, zero-lot line configurations, duplexes triplexes, four-plexes, cottage homes and townhomes with certain lower impact community oriented uses such as churches, parks or community centers are appropriate

Example Zoning Districts:

R-3, RM-4, RM-5, RM-6, MF-18

Land Use Overview

Subject Property

Future Land Use Classification

Low Density Residential

Current Use

Vacant

North

Future Land Use Classification

Community Commercial and Low Density Residential

Current Use

Commercial Retail and Vacant Lot

West

Future Land Use Classification

Low Density Residential

Current Use

Single Family

South

Future Land Use Classification

Low Density Residential

Current Use

Single Family

East

Future Land Use Classification

Community Commercial, Low Density Residential

Current Use

Commercial Retail

Proximity to Regional Center/Premium Transit Corridor:

Not within a Regional Center or within a half mile of a Premium Transit Corridor

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change in order to increase the density to allow 13 new town homes on the subject property. The subject property is currently vacant and development would enhance this underutilized property. The subject property is appropriate for the Medium Density Residential land use classification. The Medium Density Residential classification supports the Airport Vicinity Plan goal of promoting quality development within Perrin Beitel Corridor.

ALTERNATIVES:

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

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends approval. The subject property is located in an area which would benefit from Medium Density Residential and the vicinity to Commercial Corridor. The requested plan amendment change is an appropriate buffer between the single-family residential properties to the south and the commercial properties

to the north The Medium Density Residential designation would be appropriate land use classification due to the lot size and the vacant subject property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017144

Current Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District Proposed Zoning: "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District

Zoning Commission Hearing Date: May 16, 2017