



City of San Antonio

Legislation Details (With Text)

File #: 17-5896
Type: Plan Amendment
In control: City Council A Session
On agenda: 11/2/2017
Title: PLAN AMENDMENT CASE # 17061 (Council District 10): An Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" to "Community Commercial" on 10.35 acres out of NCB 15678, located at 12119 Wetmore Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017203 S) (Continued from October 5, 2017)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed Map, 2. Aerial Map, 3. PA 17061 signed resolution, 4. Draft Ordinance, 5. Ordinance 2017-11-02-0872

Date	Ver.	Action By	Action	Result
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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