



# City of San Antonio

## Agenda Memorandum

**File Number:**17-2962

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**Agenda Item Number:** 19.

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

**In Control:** Planning Commission

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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