



City of San Antonio

Agenda Memorandum

File Number:17-4266

Agenda Item Number: 16.

Agenda Date: 8/9/2017

In Control: Planning Commission

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 recommends 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