



City of San Antonio

Agenda Memorandum

File Number:17-6691

Agenda Item Number: 28.

Agenda Date: 12/13/2017

In Control: Planning Commission

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: December 13, 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 acres

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: Greater Marymount Area Neighborhood Association

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 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:

The subject property is located within ½ mile of the Perrin Beitel corridor, a proposed future rapid transit corridor, and adjacent to the NE Loop 410/IH-35 Regional Center as outline in the SA Tomorrow Comprehensive Plan

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The applicant requests this plan amendment and associated zoning change in order to increase the density to allow for a Planned Unit Development on the subject property. The subject property is currently vacant and residential 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 and consistent with the SA Tomorrow Comprehensive Plan.

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.

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.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017144

Current Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District Proposed Zoning: "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District
Zoning Commission Hearing Date: December 5, 2017

