



# City of San Antonio

## Agenda Memorandum

**File Number:**18-3170

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**Agenda Item Number:** 24.

**Agenda Date:** 5/9/2018

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Plan Amendment PA 18056

(Associated Zoning Case Z2018184)

**SUMMARY:**

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

**Plan Adoption Date:** May 20, 2010

**Plan Update History:** None

**Current Land Use Category:** "Parks/Open Space"

**Proposed Land Use Category:** "Public Institutional"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 9, 2018

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** Alamo Garden, INC & Alamo Cement Company

**Applicant:** BITTERBLUE, INC

**Representative:** Brown & Ortiz, P.C.

**Location:** Generally Located at Wurzbach Parkway and Thousand Oaks Drive.

**Legal Description:** 2.57 acres out of NCB 14945

**Total Acreage:** 2.57

**Notices Mailed**

**Owners of Property within 200 feet:** 11

**Registered Neighborhood Associations within 200 feet:** Hills of Park North Neighborhood Association

**Applicable Agencies:** Planning Department

**Transportation**

**Thoroughfare:** Tool Yard

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Thoroughfare:** Wurzbach Parkway

**Existing Character:** Super Arterial

**Proposed Changes:** None Known

**Public Transit:** There are no VIA routes within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

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

**Plan Adoption Date:** May 20, 2010

**Update History:** None

**Plan Goals:** Goal 2.3- Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons. Goal 4.4-Support commercial redevelopment through comprehensive rezoning and incentive zoning

**Comprehensive Land Use Categories**

**Land Use Category:** Parks/Open Space

**Description of Land Use Category:** Public and private lands available for active use or passive enjoyment May include city parks as well as private parks associated with homeowner associations Examples are city parks, private parks, playgrounds, athletic fields trails, greenbelts, plazas, courtyards

**Permitted Zoning Districts:** RP, G

**Land Use Category:** Public/Institutional

**Description of Land Use Category:** Public, quasi-public, utility company and institutional use Examples include public buildings (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals

**Permitted Zoning Districts:** Varies

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Parks/Open Space

**Current Land Use Classification:**

Vacant Lot

Direction: North

**Future Land Use Classification:**

Public/Institutional, Parks/Open Space, Community Commercial

**Current Land Use Classification:**

Heroes Stadium

Direction: East

**Future Land Use Classification:**

Mixed Use, High Density Residential, Regional Commercial

**Current Land Use Classification:**

Longhorn Facility, Vacant Lots

Direction: South

**Future Land Use Classification:**

Public/Institutional, Mixed Use, Light Industrial

**Current Land Use Classification:**

The Toolyard

Direction: West

**Future Land Use Classification:**

Public/Institutional, Light Industrial

**Current Land Use:**

The Toolyard, Northeast Service Center

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is within the NE I-35 and Loop 410 Regional Center, but not within a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The applicant proposes to use the subject property as an extension of the original development from a prior rezoning case in 2007 (Z2007319). The anchor for the development was the Northeast Independent School District. An adaptive reuse of the vacated quarry is encouraged, and the requested “ED” Entertainment District is appropriate for the use of Morgan’s Wonderland for a pickle ball facility and an indoor rock climbing facility. Privately owned property cannot have the “Parks/Open Space” designation, and allowing the change to “Public/Institutional” will create unison with the rest of the recreation park.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the San Antonio International Airport Vicinity Land Use Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018184**

Current Zoning: “C-3 AHOD” General Commercial Airport Hazard Overlay District

Proposed Zoning: “ED AHOD” Educational District Airport Hazard Overlay District

Zoning Commission Hearing Date: May 15, 2018