



City of San Antonio

Agenda Memorandum

Agenda Date: February 26, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

PLAN AMENDMENT CASE PA-2025-11600005
(Associated Zoning Case Z-2025-10700016)

SUMMARY:

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

Plan Adoption Date: May 2010

Current Land Use Category: "Parks/Open Space"

Proposed Land Use Category: "Medium Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 26, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Cutting Edge Capital LLC

Applicant: Cutting Edge Capital LLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: 13202 Scarsdale Street

Legal Description: Lot P-76E, Lot P-76F, Lot P-76N, Lot 133, Lot 132A and the south 63.12 feet of Lot 2, NCB 15688

Total Acreage: 3.102 acres

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: N/A

City-Wide Community Organizations: Women in Film & Television San Antonio, Lifeline Overeaters Anonymous

Applicable Agencies: Parks Department, Aviation, Planning Department

Transportation

Thoroughfare: Scarsdale Drive

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Park Crossing Drive

Existing Character: Local

Proposed Changes: None known.

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 502.

Comprehensive Plan

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

Plan Adoption Date: May 2010

Plan Goals and Objectives:

- **Goal I:** Protect the quality of life of residents including health, safety and welfare.
- **Goal II:** Encourage economic growth that enhances airport operations and surrounding development.

Comprehensive Land Use Categories:

Land Use Category: “Parks/Open Space”

Description of Land Use Category: This category encompasses 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, All Residential Districts.

Comprehensive Land Use Categories:

Land Use Category: “Medium Density Residential”

Description of Land Use Category: This category encompasses single-family houses on individual lots, zero-lot line configurations, duplexes triplexes, fourplexes, cottage homes and townhomes. Certain lower impact community-oriented uses such as churches, parks or community centers are appropriate.

Permitted Zoning Districts: R-3, RM-4, RM-5, RM-6, Mixed Residential, MF-18, and less intense residential zoning districts.

Land Use Overview

Subject Property

Future Land Use Classification: “Parks/Open Space”

Current Land Use Classification: Parking Lot, Vacant Land

Direction: North

Current Base Zoning: “Parks/Open Space,” “Medium Density Residential”

Current Land Uses: Vacant Land, Apartment Complex

Direction: South

Current Base Zoning: “High Density Residential”

Current Land Uses: Apartment Complex, Lake

Direction: East

Current Base Zoning: “Parks/Open Space,” “Medium Density Residential”

Current Land Uses: Golf Course, Single-Family Dwellings

Direction: West

Current Base Zoning: “High Density Residential”

Current Land Uses: Multi-Family Dwellings

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

Subject property is not located within a Regional Center and is not within ½ a mile from a Premium Transit Corridor.

ALTERNATIVES:

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed Plan Amendment from “Parks/Open Space” to “Medium-Density Residential” is requested to rezone the property to “RM-4” Residential Mixed District. Staff finds the proposed land use classification consistent with the surrounding area, located within proximity to “Medium Density Residential” and “High Density Residential” land uses, and adjacent to established single-family and multi-family developments.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2025-10700016

Current Zoning: "G AHOD" Golf Course Airport Hazard Overlay District

Proposed Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Zoning Commission Hearing Date: March 4, 2025.