

8. PLAN AMENDMENT CASE PA-2025-11600005 (Council District 10): A request by Killen, Griffin & Farrimond, PLLC, representative, for Approval of a Resolution amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Parks/Open Space" to "Medium Density Residential" on Lot P-76E, Lot P-76F, Lot P-76N, Lot 133, Lot 132A and the south 63.12 feet of Lot 2, NCB 15688, located at 13202 Scarsdale Street. Staff recommends Approval. (Associated Zoning Case Z-2025-10700016) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** February 26, 2025

**In Control:** Planning Commission Meeting

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**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.

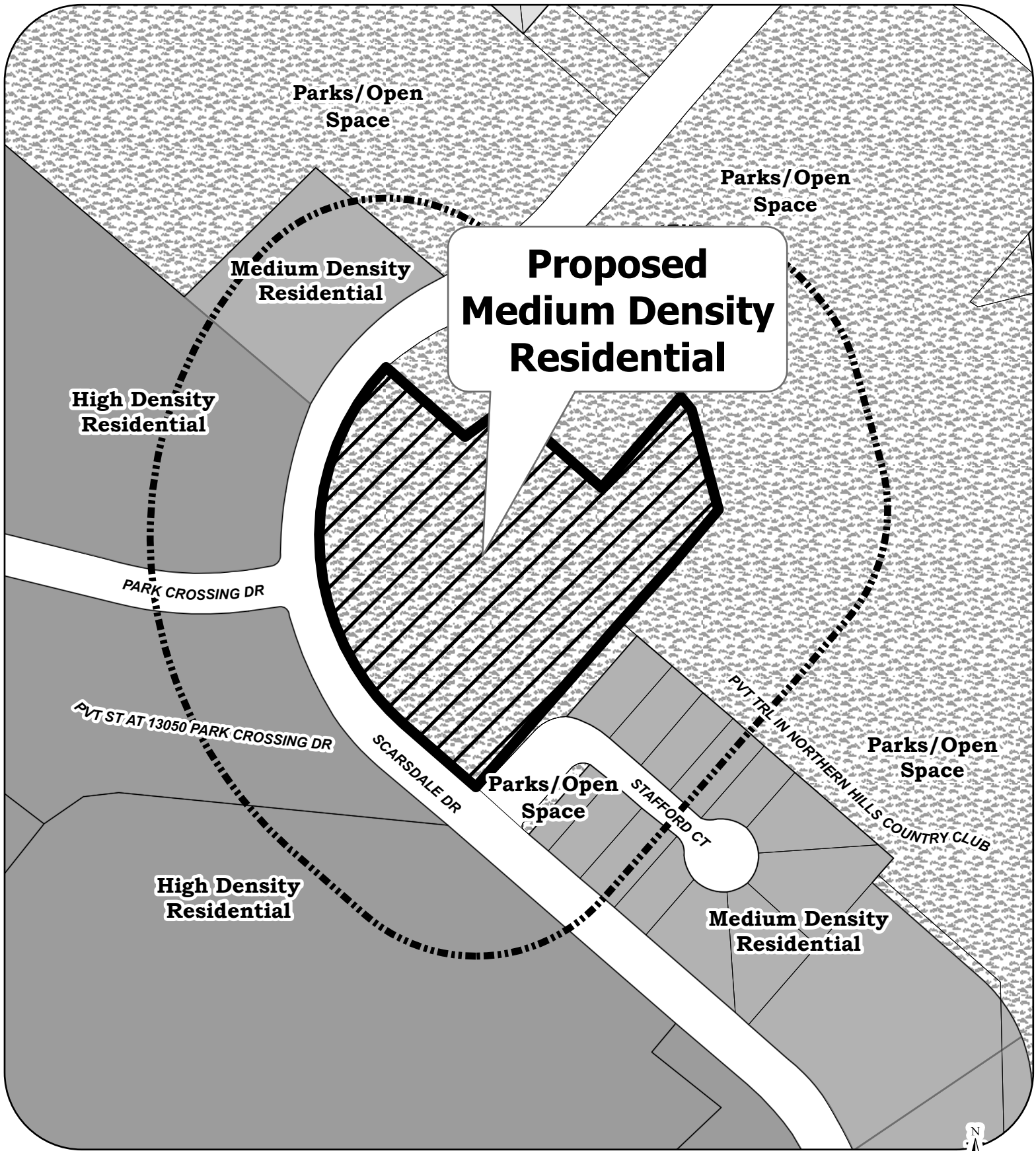
The proposed Plan Amendment from “Parks/Open Space” to “Medium-Density Residential” is requested to rezone the property to “RM-4” Residential Mixed District. Staff finds the proposed land use classification consistent with the surrounding area, located within proximity to “Medium Density Residential”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

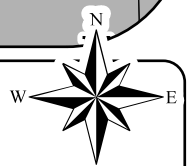
Proposed Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Zoning Commission Hearing Date: March 4, 2025.



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District  
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 Map Created by: Gustavo Gutierrez  
 Map Creation Date: 1/24/2025  
 Map File Location: \\sacommnet\\misc\\29\\GIS\\P\\n50\\plan\_\\lib\\Archived\\Neighborhoods\\Land\_Use\\Amendments\\Amend\_2511600005\_SAAirportB&W.mxd  
 PDF Filename: 24120G

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|--------------------------|----------------------------|
| 200' Notification Area   | Medium Density Residential |
| Proposed Land Use Change | High Density Residential   |
| Low Density Residential  | Parks/Open Space           |



0 75 150 Feet

## San Antonio International Airport Vicinity Land Use Plan

### Proposed Plan Amendment 2511600005 Area

City of San Antonio  
Development Services  
Department  
Amin Tohmaz, PE, CBO

CRH Morton Development and  
Business Services Center  
PO Box 819955  
San Antonio, TX 78283



## RESOLUTION NO.

**RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE SAN ANTONIO INTERNATIONAL AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE FUTURE LAND USE DESIGNATION FROM “PARKS/OPEN SPACE” TO “MEDIUM DENSITY RESIDENTIAL” ON LOT P-76E, LOT P-76F, LOT P-76N, LOT 133, LOT 132A AND THE SOUTH 63.12 FEET OF LOT 2, NCB 15688, LOCATED AT 13202 SCARSDALE STREET.**

**WHEREAS**, the San Antonio International Airport Vicinity Land Use Plan was adopted in May 2010 as a component of the Comprehensive Master Plan adopted May 29, 1997; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

**WHEREAS**, Chapter 213.003 of the Texas Local Government Code provides that the Comprehensive Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing on February 26, 2025 and recommended **Approval** of the proposed amendment on February 26, 2025; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **Consistent** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

SECTION 1: The amendment to the San Antonio International Airport Vicinity Land Use Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission’s recommendation for **Approval** as an amendment to the City’s Comprehensive Master Plan.

PASSED AND APPROVED ON THIS THIS 26TH DAY OF FEBRUARY, 2025.

Attest:

Approved:

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Executive Secretary  
San Antonio Planning Commission

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George Peck, Chair  
San Antonio Planning Commission