



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** July 13, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 9

**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600058  
(Associated Zoning Case Z-2022-10700136)

**SUMMARY:**

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

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

**Current Land Use Category:** Community Commercial

**Proposed Land Use Category:** High Density Residential

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** July 13, 2022

**Case Manager:** Elizabeth Steward, Planner

**Property Owner:** Casey Ventures Inc.

**Applicant:** Casey Ventures Inc.

**Representative:** Killen, Griffin, & Farrimond, PLLC

**Location:** 707 Arion Parkway

**Legal Description:** Lot 20, NCB 12057

**Total Acreage:** 4.7220

### **Notices Mailed**

**Owners of Property within 200 feet:** 8

**Registered Neighborhood Associations within 200 feet:** NA

**Applicable Agencies:** Parks Department, San Antonio International Airport, Planning Department

### **Transportation**

**Thoroughfare:** Arion Parkway

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Wurzbach Parkway

**Existing Character:** Principal

**Proposed Changes:** None Known

**Public Transit:** There is public transit within walking distance of the subject property.

**Routes Served:** 648, 502

### **COMPREHENSIVE PLAN**

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

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

#### **Plan Goals:**

- Goal I: Protect the quality of life of residents including health, safety and welfare
- Goal II: Encourage economic growth that enhances airport operations and development
- Goal III: Encourage a unique experience for airport patrons by creating gateways and enhancing the airport vicinity's image through urban design
- Goal IV: Develop a comprehensive set of development applications and incentives to implement the land use plan and continue noise attenuation efforts
- Goal V: Implement land use strategies in a coordinated, phased process

### **COMPREHENSIVE LAND USE CATEGORIES**

**Land Use Category:** Community Commercial

**Description of Land Use Category:** Medium intensity uses that serve two or more neighborhoods Should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinic

**Permitted Zoning Districts:** NC, Neighborhood Commercial C-1, Commercial C-2, Commercial C-2P, Commercial O-1, Office O-1.5, Office

**Land Use Category:** High Density Residential

**Description of Land Use Category:** All residential uses, including apartments, condominiums and assisted living facilities Typically located along or near major arterials or collectors May be used as a transitional buffer between lower density residential uses and non-residential uses Not recommended within the Noise Contours

**Permitted Zoning Districts:** MF-25, Multifamily MF-33, Multifamily MF-40, Multifamily MF-50, Multifamily

## **LAND USE OVERVIEW**

Subject Property

**Future Land Use Classification:** Community Commercial

**Current Land Use Classification:** Vacant

Direction: North

**Future Land Use Classification:** Community Commercial

**Current Land Use Classification:** Vacant

Direction: East

**Future Land Use Classification:** Business Park

**Current Land Use Classification:** Vacant

Direction: South

**Future Land Use Classification:** Regional Commercial

**Current Land Use Classification:** Car Dealership Motor Vehicle Sales Full Service

Direction: West

**Future Land Use Classification:** Community Commercial

**Current Land Use Classification:** Bank

### **ISSUE:**

None.

### **FISCAL IMPACT:**

There is no fiscal impact.

### **ALTERNATIVES:**

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

### **RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

The applicant seeks a Plan Amendment to “High Density Residential” to rezone to “MF-65” Multi-Family District. The land use in the area is “Community Commercial”, “Business Park”, and “Regional Center.” The proposed “High Density Residential” land use allows more density and is an appropriate land use along Arion Parkway. Although Arion Parkway is classified as a local street, it connects directly to US Highway 281, an interstate classification, and is bordered by Wurzbach Parkway to the north, which has a principal classification. This land use change will offer an alternative housing option and encourages infill development near an established high-volume employment center in the city.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700164**

Current Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Sales

Proposed Zoning: "MF-65 AHOD" Multi-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: July 19, 2022