



City of San Antonio

Agenda Memorandum

Agenda Date: October 27, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

PLAN AMENDMENT PA-2021-11600079
(Associated Zoning Case Z2021-10700239)

SUMMARY:

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan
Plan Adoption Date: May 2010
Current Land Use Category: "Mixed-Use"
Proposed Land Use Category: "Public/Institutional"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 27, 2021
Case Manager: Joyce Palmer, Senior Planner
Property Owner: Alamo Cement Company
Applicant: Brown & Ortiz PC
Representative: Brown & Ortiz PC
Location: 10440 Wurzbach Parkway
Legal Description: 13.843 acres out of NCB 14945
Total Acreage: 13.843 acres

Notices Mailed**Owners of Property within 200 feet:** 7**Registered Neighborhood Associations within 200 feet:** Hills Of Park North Neighborhood Association**Applicable Agencies:** Planning Department**Transportation****Thoroughfare:** Wurzbach Parkway**Existing Character:** Super Arterial Type A 200'-250'**Proposed Changes:** None**Public Transit:** There are no VIA bus routes within walking distance of the subject property**COMPREHENSIVE MASTER PLAN:**

San Antonio International Airport Vicinity Land Use Plan

Plan Adoption Date: May 2010**Plan Goals:**

Goal 4.4 – Support commercial redevelopment through comprehensive rezoning and incentive zoning

Goal 2.2 – Encourage commercial development that respects the integrity of existing residential development

LAND USE CATEGORIES**Land Use Category:** Mixed Use**Description of Land Use Category:** Mix of low intensity residential and commercial uses.

Should have mix of uses in the same building or in the same development. Shared parking located to rear of structure, limited curb cuts. Inclusive of community commercial uses and low and medium density residential uses. Examples are professional/personal services, shop front retail with restaurants, cafes and gift shops.

Permitted Zoning Districts: MXD, TOD, IDZ, UD, FBZD, NC, C-1, C-2, C-2P, O-1, O-1.5, RM-4, RM-5, RM-6, MF-18, MF-25

Land Use Category: Public/Institutional**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:

Mixed Use

Current Land Use Classification:

Industrial, vacant land

Direction: North

Future Land Use Classification:

"Public/Institutional"

Current Land Use Classification:

Sports stadium

Direction: East

Future Land Use Classification:

"High Density Residential"

Current Land Use Classification:

Multi-family dwellings

Direction: South

Future Land Use Classification:

"Parks/Open Space"

Current Land Use Classification:

Open space, construction offices, business/office space

Direction: West

Future Land Use Classification:

"Light Industrial"

Current Land Use:

Government offices, service center

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 "Public Institutional" to rezone to "ED" Entertainment District. The proposed "Public Institutional" is consistent with all of the other "Public Institutional" land use in the area. It is also consistent with the mixed-use development planned for the area. Additionally, the current "Mixed Use" is not consistent with the current zoning of

the property which is "I-2 S" Heavy Industrial District with Specific Use Authorization for Manufacturing of Cement. The proposed amendment will allow for downzoning of a very intense zoning district.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2021-10700239

Current Zoning: "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Manufacturing of Cement

Requested Zoning: "ED AHOD" Entertainment Airport Hazard Overlay District

Zoning Commission Hearing Date: October 5, 2021