



City of San Antonio

Legislation Details (With Text)

File #: 21-4547

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/6/2021

Title: ZONING CASE Z-2021-10700113 ERZD (Council District 10): A request for a change in zoning from "R-6 ERZD" Residential Single Family Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District on Lot P-5, NCB 17725, located at 17301 Jones Maltzberger Road. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. SAWS Report

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z-2021-10700113 ERZD

SUMMARY:

Current Zoning: "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District

Requested Zoning: "C-2 ERZD" Commercial Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 6, 2021

Case Manager: Michael Pepe, Senior Planner

Property Owner: Erwin Ransleben, Janis Ransleben, and Jimmie Alexander

Applicant: Generations Federal Credit Union

Representative: Killen, Griffin, and Farrimond PLLC

Location: 17301 Jones Maltzberger Road

Legal Description: Lot P-5, NCB 17725

Total Acreage: 5.000

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: San Antonio Water System

Property Details

Property History: The property was annexed by Ordinance 61611 on December 29, 1985 and was originally zoned "Temporary R-1" Residence District. The previous "R-1" zoning district converted to "R-6" Residential Single-Family District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, and dated May 03, 2001.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "UZROW"

Current Land Uses: Interstate Highway

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Vacant

Direction: South

Current Base Zoning: "MF-25"

Current Land Uses: School

Direction: West

Current Base Zoning: "I-1", "C-3NA"

Current Land Uses: Construction Contractor Facility

Overlay and Special District Information:

"ERZD"

All surrounding properties carry the "ERZD" Edwards Recharge Zone District. The "ERZD" does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of San Antonio Code of Ordinances, the San Antonio Water System (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the "ERZD".

Thoroughfare: Loop 1604

Existing Character: Expressway

Proposed Changes: None Known

Thoroughfare: Jones Maltsberger

Existing Character: Primary Arterial A

Proposed Changes: None Known

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

Routes Served: N/A

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information: The parking minimum for a Bank \ Credit Union is 1 space per 200 sf ground floor area for the portion of building used by the financial institution and 1 per 300 sf of gross floor area of office lease space.

ISSUE:

None.

ALTERNATIVES:

Current: "R-6" allows a Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed: "C-2" Commercial districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located within the Stone Oak Regional Center and but is not within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the San Antonio International Airport Vicinity Plan and is currently designated as "Community Commercial" in the future land use component of the plan. The requested "C-2" base-zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff did not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Surrounding properties are zoned "C-3" General Commercial.

3. Suitability as Presently Zoned:

The current "R-6" Residential Single-Family District is not an appropriate for the property and surrounding area. The proposed "C-2" Commercial is appropriate abutting the existing "C-3" General Commercial zoning designations. The requested "C-2" base zoning district is also appropriate zoning for the property in proximity to a large freeways and intense commercial uses.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare. SAWS recommendations mitigate potential environmental impacts.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the San Antonio International Airport Vicinity Plan:

Plan Goals:

Goal II: Encourage economic growth that enhances airport operations and surrounding development

Objective 2.1 Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized

Objective 2.2 Encourage commercial development that respects the integrity of existing residential development

Objective 2.3 Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons

6. Size of Tract:

The subject property is 5.000 acres, which could reasonably accommodate commercial uses.

7. Other Factors:

Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 2 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 65% on the site.