



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-2842

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 4/14/2021

**Title:** PLAN AMENDMENT CASE PA-2020-11600083 (Council District 10): A request by Patrick Christensen, representative, for Approval of a Resolution to amend the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from "Low Density Residential" and "Medium Density Residential" to "Low Density Residential" on 45.689 acres out of NCB 17725, located at 17204 Jones Maltzberger Road and 17210 Bulverde Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700307 ERZD) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Plan Amendment PA-2020-11600083  
(Associated Zoning Case Z2020-10700307 ERZD)

**SUMMARY:**

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

**Plan Adoption Date:** May 2010

**Current Land Use Category:** "Low Density Residential" and "Medium Density Residential"

**Proposed Land Use Category:** "Low Density Residential"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 14, 2021

**Case Manager:** Lorianne Thennes, Planner

**Property Owner:** Autry Allen

**Applicant:** Landquest Acquisitions, LLC

**Representative:** Patrick Christensen

**Location:** 17204 Jones Maltsberger Road and 17210 Bulverde Road

**Legal Description:** 45.689 acres out of NCB 17725

**Total Acreage:** 45.689 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 42

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** San Antonio Water System

**Transportation**

**Thoroughfare:** Jones Maltsberger Road

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None

**Thoroughfare:** Bulverde Road

**Existing Character:** Primary Arterial A

**Proposed Changes:** None

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

**ISSUE:**

**Comprehensive Plan**

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

**Plan Adoption Date:** May 2010

**Plan Goals:**

Goal 1- Protect the quality of life of residents including health, safety and welfare

Objective 1.2- Objective 1.2 Discourage developments of incompatible uses in the airport environs and noise exposure contours

Goal 3- Encourage a unique experience for airport patrons by creating gateways and enhancing the airport vicinity's image through urban design

**Comprehensive Land Use Categories**

**Land Use Category:** "Low Density Residential"

**Description of Land Use Category:** Single family homes and accessory dwellings on a single lot. Ideally within walking distance of schools and neighborhood commercial uses. Certain lower impact community-oriented uses such as churches, parks or community centers are appropriate.

**Permitted Zoning Districts:** NP-15, NP-10, NP-8, R-20, R-6, R-5, R-4, R-3, RP

**Land Use Category:** "Medium Density Residential"

**Description of Land Use Category:** 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, MF-18

### **Land Use Overview**

Subject Property

**Future Land Use Classification:** “Low Density Residential” and “Medium Density Residential”

**Current Land Use Classification:** Vacant

**Direction:** North

**Future Land Use Classification:** “Community Commercial”

**Current Land Use Classification:** Engineering consultant, commercial businesses, doctor’s office

**Direction:** East

**Future Land Use Classification:** “Community Commercial” and “Regional Commercial”

**Current Land Use Classification:** School, strip center

**Direction:** South

**Future Land Use Classification:** “Low Density Residential” and “Parks Open Space”

**Current Land Use Classification:** Single-family dwellings, vacant

**Direction:** West

**Future Land Use Classification:** “Public Institutional” and “Low Density Residential”

**Current Land Use:** Middle school, single-family dwellings

**FISCAL IMPACT:** None

### **Proximity to Regional Center/Premium Transit Corridor**

The property is not within a regional center or a premium transit corridor.

### **RECOMMENDATION:**

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

The applicant is seeking a Plan Amendment to “Low Density Residential,” to rezone to “R-6” Residential Single-Family District to establish consistency with the area.

The proposed “Low Density Residential” is appropriate for the subject property and would adhere to principles of the San Antonio International Airport Vicinity Land Use Plan by being “within walking distance of schools and neighborhood commercial uses.” The proposed land use is also consistent the “Low Density Residential” to the south and west of the subject site.

On April 6, 2021, the Zoning Commission recommended Approval of rezoning to “R-6” Residential Single-Family District.

### **ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the San Antonio International Airport Vicinity Land Use Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2020-10700307 ERZD  
Current Zoning: "NP-10 ERZD" Neighborhood Preservation Edwards Recharge Zone District  
Proposed Zoning: "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District  
Zoning Commission Hearing Date: April 6, 2021. Zoning Commission recommended Approval.