



City of San Antonio

Agenda Memorandum

File Number:21-2842

Agenda Item Number: 13.

Agenda Date: 4/14/2021

In Control: Planning Commission

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.