



City of San Antonio

Legislation Details (With Text)

File #: 15-4462
Type: Zoning Case
In control: Zoning Commission
On agenda: 8/18/2015
Title: ZONING CASE # Z2015216 ERZD (Council District 10): A request to change the zoning from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District on approximately 12.844 acres out of NCB 17225 located at 17205 Jones Maltsberger Road. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015216 ERZD Location Map, 2. Z2015216 ERZD SAWS Report

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:
Zoning Case Z2015216 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: August 18, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: June Boldt

Applicant: Drash Consultants

Representative: Richard O'Neil, Attorney at Law

Location: 17205 Jones Maltsberger Road

Legal Description: Approximately 12.844 acres out of NCB 17225

Total Acreage: 12.844

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Planning Team: San Antonio International Airport Vicinity Land Use Plan - (No Planning Team)

Applicable Agencies: San Antonio Aviation Department, San Antonio Water System

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1985 and was originally zoned "R-1 Temporary" Single-Family Residential District. Upon approval of the 2001 Unified Development Code, the "R-1" zoning converted to the current "R-6" Residential Single-Family zoning.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: None

Current Land Uses: Freeway

Direction: West

Current Base Zoning: C-2 and C-2NA

Current Land Uses: Vacant Land and Church

Direction: South

Current Base Zoning: NP-10

Current Land Uses: Public School and Vacant Land

Direction: East

Current Base Zoning: C-2

Current Land Uses: Office Building

Overlay and Special District Information: 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".

Transportation

Thoroughfare: Jones Maltsberger Road

Existing Character: Secondary Arterial Type B, no sidewalks

Proposed Changes: None known

Thoroughfare: Loop 1604

Existing Character: Freeway

Proposed Changes: None known

Public Transit:

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to an office and commercial development with a small office building to be constructed initially. Therefore, accurate parking requirements for the subject property cannot be determined at this time.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the “R-6” Residential Single-Family base zoning.

FISCAL IMPACT:

None.

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 Land Use Plan and is identified as Community Commercial in the future land use component of the plan. The requested “C-2” Commercial District base zoning is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The adjacent tracts of land are zoned “C-2” Commercial District and “C-2NA” Commercial Nonalcoholic Sales District.

3. Suitability as Presently Zoned:

The requested “C-2” Commercial District base zoning is appropriate for the subject property and will not have any negative effects on the future development.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is approximately 12.844 acres in size, which should be able to reasonably accommodate the proposed development with adequate space for parking.

7. Other Factors:

San Antonio Water Systems (SAWS) staff recommends approval of the proposed zoning request. Should the City Council rezone the property, SAWS recommends that the impervious cover shall not exceed 65% on the site.