



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-3364

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 6/4/2020

**Title:** PLAN AMENDMENT CASE PA-2019-11600094 (Council District 10): Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Parks/Open Space" and "Low Density Residential" to "Low Density Residential" and "Medium Density Residential" on 21.6 acres out of NCB 17194, located in the 16600 block of Jones Maltsberger Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700322 ERZD)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Draft Ordinance, 3. Signed Resolution, 4. Field Notes, 5. Ordinance 2020-06-04-0390

Date	Ver.	Action By	Action	Result
6/4/2020	1	City Council A Session		
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Plan Amendment PA 2019-11600094  
(Associated Zoning Case Z-2019-10700322 ERZD)

**SUMMARY:**

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

**Plan Adoption Date:** May 20, 2010

**Current Land Use Category:** "Low Density Residential" and "Parks and Open Space"

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 13, 2020

**Case Manager:** Michael Pepe, Planner

**Property Owner:** Mustang Oaks, LLC

**Applicant:** Mustang Oaks, LLC

**Representative:** Killen, Griffin, & Farrimond, PLLC

**Location:** 16600 block of Jones Maltzberger Road

**Legal Description:** 21.6 acres out of NCB 17194

**Total Acreage:** 21.6

**Notices Mailed**

**Owners of Property within 200 feet:** 64

**Registered Neighborhood Associations within 200 feet:** Scattered Oaks Homeowner's Association, Redland Oaks Homeowner's Association

**Applicable Agencies:** San Antonio Water System, Parks Department

**Transportation**

**Thoroughfare:** Jones Maltzberger

**Existing Character:** Secondary Arterial B

**Proposed Changes:** Secondary Arterial A

**Public Transit:** VIA bus routes are not within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

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

**Plan Adoption Date:** May 20, 2010

Goal I: Protect the quality of life of residents including health, safety and welfare

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

San Antonio Tomorrow Comprehensive Plan Goals:

Housing Goal 2 -A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

**Comprehensive Land Use Categories**

**Land Use Category:** "Parks and Open Space"

**Description of Land Use Category:**

Public and private lands available for active use or passive enjoyment May include city parks as well as private parks associated with homeowner associations Examples are city parks, private parks, playgrounds, athletic fields trails, greenbelts, plazas, courtyards

**Permitted Zoning Districts:** RP, All Residential Districts, G

**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:** R-3, R-4, R-5, R-6, R-20, NP-8, NP-10, NP-15, 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 (and less intense residential zoning districts), MF-18

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Low Density Residential”, “Parks and Open Space”

**Current Land Use Classification:**

Agricultural, Single-Family Dwellings

Direction: North

**Future Land Use Classification:**

“Low Density Residential”, “Parks and Open Space”

**Current Land Use Classification:**

Single-Family Dwellings

Direction: East

**Future Land Use Classification:**

“Low Density Residential”, “Parks and Open Space”

**Current Land Use Classification:**

Single-Family Dwellings

Direction: South

**Future Land Use Classification:**

“Parks and Open Space”

**Current Land Use Classification:**

Single-Family Dwellings

Direction: West

**Future Land Use Classification:**

“Suburban Tier”

**Current Land Use Classification:**

Single-Family Dwellings

**FISCAL IMPACT:**

None

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

The property is not within a regional center nor is it within a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis and Recommendation: Staff and Planning Commission (6-2) recommend Approval.

The applicant seeks a Plan Amendment to “Medium Density Residential” to rezone to “MF-18” Limited Density Multi-Family and “R-6” Residential Single-Family. The proposed amendment from “Parks and Open Space” to “Medium Density Residential” allows slightly more housing density, along the major thoroughfare of Jones Maltsberger Road. The proposed land use change provides a variety of housing types in close proximity to public schools and retail services.

The Zoning Commission considered the rezoning request on May 5, 2020 and recommended Approval, 11-0.

**ALTERNATIVES:**

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

**ZONING COMMISSION INFORMATION:** Z-2019-10700322 ERZD

Current Zoning: NP-10 ERZD” Neighborhood Preservation Edwards Recharge Zone District

Proposed Zoning: “R-6 ERZD” Residential Single-Family Edwards Recharge Zone District and "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District

Zoning Commission Hearing Date: May 5, 2020