



City of San Antonio

Agenda Memorandum

File Number:20-3125

Agenda Item Number: 17.

Agenda Date: 5/13/2020

In Control: Planning Commission

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 Maltsberger 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 Maltsberger

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 recommends 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