City of San Antonio

Agenda Memorandum

File Number:21-3008

Agenda Item Number: Z-11.

Agenda Date: 5/6/2021

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT: Zoning Case Z2020-10700307 ERZD
(Associated Plan Amendment PA2020-11600083)

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

Requested Zoning: "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 6, 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

Property Details

Property History: The subject property was annexed by Ordinance 41428, dated December 30, 1994 and was originally zoned Temporary "R-1" One Family Residence District. The property was rezoned to "R-A" Residence-Agriculture District by Ordinance 83859, dated March 28, 1996. The previous "R-A" converted to the current "NP-10" Neighborhood Preservation District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001.

Topography: A portion on the southeast corner of the subject property is in the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North
Current Base Zoning: "C-2" and "I-1"
Current Land Uses: Engineering consultant, commercial businesses, doctor's office

Direction: East
Current Base Zoning: "MF-25" and "C-2"
Current Land Uses: School, strip center

Direction: South
Current Base Zoning: "NP-10" and "R-5"
Current Land Uses: Single-family homes, vacant

Direction: West
Current Base Zoning: "NP-10" and "R-6"
Current Land Uses: Middle school, single-family homes

Overlay and Special District Information:

"ERZD"

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 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.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. Right of Way dedication and improvement may be required along Jones Maltsberger Road.

Parking Information: The minimum parking requirement for a single-family residential dwelling is one space per unit.

ISSUE: None.

ALTERNATIVES:
Current: The current “NP-10” Neighborhood Preservation District is designed to protect properties zoned "R-A," "R-1a," "R-1b," or "R-1c" prior to June 4, 2001 and existing platted subdivisions which are substantially developed with single-family detached dwelling units. It is the policy of the city that these districts will be applied only to properties zoned "R-A," "R-1a," "R-1b," or "R-1c" prior to June 4, 2001 or platted subdivisions which are recorded as of the effective date of this chapter, in order to prevent such subdivisions from being further subdivided in a manner in order to avoid congestion in the streets, prevent safety hazards, protect the health and general welfare of subdivision residents, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, and facilitate the adequate provision of public facilities. The "NP" districts are not appropriate for the down zoning of unsubdivided parcels or tracts.

Proposed: The proposed “R-6” Residential Single-Family District provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

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 and Zoning Commission (10-0) recommend Approval, pending Plan Amendment.

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 currently designated as “Low Density Residential” and “Medium Density Residential.” The requested “R-6” is not consistent with the future land use designation of “Medium Density Residential.” The applicant is seeking a plan amendment to all “Low Density Residential”. Staff recommends Approval. The Planning Commission recommendation is pending the April 14, 2021 hearing.

2. Adverse Impacts on Neighboring Lands:
Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:
The current "NP-10” Neighborhood Preservation District is an appropriate zoning for the property and surrounding area. The proposed “R-6” Single-Family District is also appropriate and compatible zoning designation for the area, based on surrounding lans uses and zoning of “R-5” Residential Single-Family, “MF-25” Low Density Multi-Family, “NP-10” Neighborhood Preservation and “C-2” Commercial District.

4. Health, Safety and Welfare:
Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:
The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the San Antonio International Airport Vicinity Land Use Plan:

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

6. Size of Tract:
The subject property is 45.689 acres, which could reasonably accommodate single-family residential use.

7. Other Factors:
Based on the information provided to SAWS staff, SAWS identifies the subject property as a Category 2 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 30% on the site. Reference SAWS report dated March 16, 2021.

The proposed development could be up to a density of 331 residential units.