



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** January 17, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

ZONING CASE Z-2022-10700271 ERZD

(Associated Plan Amendment PA-2022-11600096)

**SUMMARY:**

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

**Requested Zoning:** "O-1 ERZD" Office Edwards Recharge Zone District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** January 17, 2023

**Case Manager:** Adolfo Gonzalez, Planner

**Property Owner:** Paul Priest-Royal

**Applicant:** Madeline Anz Slay

**Representative:** Madeline Slay-Slay Architecture

**Location:** 16420 Jones Maltsberger Road

**Legal Description:** 1.183 acres out of CB 4996

**Total Acreage:** 1.183 acres

**Notices Mailed****Owners of Property within 200 feet:** 21**Registered Neighborhood Associations within 200 feet:** Scattered Oaks Neighborhood Association**Applicable Agencies:** San Antonio Water System (SAWS)**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 81102, dated December 30, 1994 and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 83859, dated March 28, 1996 to "R-A" Residence Agriculture District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-A" Residence Agriculture District converted to the current "NP-10" Neighborhood Preservation District.

**Topography:** A portion of subject property is located with the 100 Year Flood Plain.

**Adjacent Base Zoning and Land Uses****Direction:** North**Current Base Zoning:** "O-2"**Current Land Uses:** Vacant Property**Direction:** East**Current Base Zoning:** "O-2" and "R-6"**Current Land Uses:** Vacant Property and Residential Dwelling**Direction:** South**Current Base Zoning:** "R-6"**Current Land Uses:** Residential Dwelling**Direction:** West**Current Base Zoning:** "R-6"**Current Land Uses:** Residential Dwelling**Overlay District Information:**

The "ERZD" Edwards Recharge Zone District 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".

**Special District Information:**

None.

**Transportation****Thoroughfare:** Jones Maltsberger Road**Existing Character:** Secondary Arterial A

**Proposed Changes:** None known.

**Thoroughfare:** Scattered Oaks

**Existing Character:** Local

**Proposed Changes:** None known.

**Public Transit:** There is no public transit within walking distance of the property.

**Traffic Impact:** A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

**Parking Information:** The minimum parking for a clinic (physician and/or dentist) and for a clinic physical therapist is 1 per 400 sf GFA. The maximum for a clinic (physician and/or dentist) and for a clinic physical therapist is 1 per 100 sf GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: "NP-10" Neighborhood Preservation District uses are the same as within the "R-6" zoning district. Designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units. (8,000 sq. ft. minimum lot size for NP-8, 10,000 sq. ft. minimum lot size for NP-10, and 15,000 sq. ft. minimum lot size for NP-15)

Proposed Zoning: "O-1" Office District allows small and medium office uses, banks, worship facilities, public and private school, employment agency, library, medical clinic, optician, interior decorator studio. Maximum building size is 10,000 square feet for individual buildings. Outdoor display or sale of merchandise is prohibited.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not located with a Regional Center or within ½ a mile from the Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and SAWS recommend Approval.

SAWS recommends 45% impervious cover limitation.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is located within the San Antonio International Airport Vicinity Plan and is currently designated as "Parks Open Space" in the future land use

component of the plan. The requested “O-1” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Neighborhood Commercial”. Staff and Planning Commission recommend Approval.

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. The proposed use is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “NP-10” Neighborhood Preservation District is an appropriate zoning for the property and surrounding area. The proposed “O-1” Office District is also an appropriate zoning for the property and surrounding area. The subject property abuts property that is currently zoned “O-2” High-Rise Office District. The proposed “O-1” Office District will fit in with the area’s character and would provide profession offices for medical services that would serve and benefit surrounding residents. The subject property is currently undeveloped on Jones Maltsberger, an arterial road, which is adequate distance from surrounding residential properties.
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 request does not appear to conflict with any public policy objective of the San Antonio International Airport Vicinity Plan.

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

Objective 1.2: Discourage developments of incompatible uses in the airport environs and noise exposure contours.

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

Objective 2.1: Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized.

Objective 2.2: Encourage commercial development that respects the integrity of existing residential development.

6. **Size of Tract:** The 1.183-acre site is of sufficient size to accommodate the proposed office development.
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 45% on the site. Reference SAWS report dated December 12, 2022.

The applicant intends to rezone for a Medical Office Building consisting of three clinics: a dental clinic, a geriatric practice, and a physical therapy clinic.