



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** January 11, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

Plan Amendment PA-2022-11600096  
(Associated Zoning Case Z-2022-10700271 ERZD)

**SUMMARY:**

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

**Plan Adoption Date:** 2010

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

**Proposed Land Use Category:** "Neighborhood Commercial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** January 11, 2023

**Case Manager:** Adolfo Gonzalez, Planner

**Property Owner:** Paul Priest-Royal

**Applicant:** Madeline Slay

**Representative:** Madeline Slay

**Location:** 16420 Jones Maltsberger Road

**Legal Description:** 1.658 acres out of CB 4996

**Total Acreage:** 1.183

**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)

### **Transportation**

**Thoroughfare:** Jones Maltsberger Road

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None known

**Public Transit:** There are no VIA bus routes within walking distance of the subject property.

**Routes Served:** N/A

**ISSUE:**

None.

### **Comprehensive Plan**

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

**Plan Adoption Date:** May 2010

**Plan Goals:**

- 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
- Objective 2.3 Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons

### **Comprehensive Land Use Categories**

**Land Use Category:** “Parks/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:** “Neighborhood Commercial”

**Description of Land Use Category:**

Low intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market equivalent to a neighborhood. Should be located at intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established. Examples are flower shops, small restaurants, lawyer’s offices, coffee shops, hairstylist or barber shops, book stores, copy service, dry cleaning, or convenience stores without gasoline

**Permitted Zoning Districts:** NC, C-1, O-1

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Parks Open Space”

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

“Medium Density Residential”

**Current Land Use Classification:**

Vacant

Direction: East

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Residential Dwelling

Direction: South

**Future Land Use Classification:**

“Low Density Residential” and “Parks Open Space”

**Current Land Use Classification:**

Vacant, Residential Dwelling

Direction: West

**Future Land Use Classification:**

N/A

**Current Land Use Classification:**

Residential Dwelling

**FISCAL IMPACT:**

There is no fiscal impact.

**ALTERNATIVES:**

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

The proposed land use amendment from “Park/Open Space” to “Neighborhood Commercial” is requested to rezone the property to “O-1” Office District. The proposed “Neighborhood Commercial” land use is consistent with the development pattern of other “Neighborhood Commercial” land use designation abutting other residential land use designations. Surrounding land uses consist of “Low Density Residential” and “Medium Density Residential” which aligns with development patterns for other properties with “Neighborhood Commercial” land use designation.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700271 ERZD**

Current Zoning: "NP-10 ERZD" Neighborhood Preservation Edwards Recharge Zone District  
Proposed Zoning: "O-1 ERZD" Office Edwards Recharge Zone District  
Zoning Commission Hearing Date: January 17, 2023