



City of San Antonio

Agenda Memorandum

Agenda Date: January 11, 2023

In Control: Planning Commission Meeting

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: 1.183 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 and is compatible with surrounding land uses of “Parks/Open Space,” “Low Density Residential,” and “Medium Density Residential.”

The proposed “Neighborhood Commercial” is also appropriate along Jones Maltsberger a Secondary Arterial Street, which has established “Neighborhood Commercial” land use at Redland Road and Jones Maltsberger. The request aligns with the goals of the San Antonio Airport Vicinty

Land Use Plan which encourages commercial development that respects the integrity of nearby neighborhoods and allows for development of small-scale retail, offices, professional services, convenience retail, and shopfronts.

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