



# City of San Antonio

## Agenda Memorandum

**File Number:** 15-2690

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**Agenda Item Number:** 10.

**Agenda Date:** 5/5/2015

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Zoning Case Z2015167

**SUMMARY:**

**Current Zoning:** "I-1 AHOD" General Industrial Airport Hazard Overlay District

**Requested Zoning:** "C-3 AHOD" General Commercial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 5, 2015

**Case Manager:** Logan Sparrow, Planner

**Property Owner:** PMB Embassy Lot, Ltd by its General Partner, PMB Management, Co, by its President Elsa G. Barshop & ZH Airport Hotel, LLC by Vice President Timothy Watt

**Applicant:** PMB Embassy Lot, Ltd by its General Partner, PMB Management, Co, by its President Elsa G. Barshop & ZH Airport Hotel, LLC by Vice President Timothy Watt

**Representative:** Brown & Ortiz, P.C. (c/o Daniel Ortiz)

**Location:** 10110 North US Highway 281

**Legal Description:** A 4.341 acre parcel of land out of NCB 11971

**Total Acreage:** 4.341

**Notices Mailed**

**Owners of Property within 200 feet:** 9

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** San Antonio International Airport Vicinity Plan

**Applicable Agencies:** Aviation

### **Property Details**

**Property History:** The property is zoned “I-1 AHOD” General Industrial Airport Hazard Overlay District. The current “I-1” base zoning district resulted from the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001); this “I-1” base zoning district converted from the previous “I-1” Light Industry District, which was established by ordinance 49600, dated July 20, 1978.

**Topography:** None.

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “I-1” General Industrial

**Current Land Uses:** Auto Rental

**Direction:** East

**Current Base Zoning:** “R-5” Residential Single-Family

**Current Land Uses:** San Antonio International Airport

**Direction:** South

**Current Base Zoning:** UZROW

**Current Land Uses:** US Highway 281 North

**Direction:** West

**Current Base Zoning:** UZROW

**Current Land Uses:** US Highway 281 North

**Overlay and Special District Information:** All surrounding properties, except for the airport, carry the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Development Services Department and the Federal Aviation Administration.

### **Transportation**

**Thoroughfare:** US Highway 281 North

**Existing Character:** Interstate, four lanes in each direction

**Proposed Changes:** None known

**Thoroughfare:** Jones Maltsberger Road

**Existing Character:** Secondary Arterial A, two lanes in each direction without sidewalks

**Proposed Changes:** None known

**Public Transit:** None

**Traffic Impact:** A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** A minimum of 0.8 parking spaces per room plus an additional 1 parking space per 800 square feet of meeting area and restaurant space is required or a maximum of 1 per room and an additional 1 parking space per 400 square feet of meeting area or restaurant space is required.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the zone change request would result in the subject property retaining its current “I-1” General Industrial base zoning district.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

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

**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 Plan and is currently designated as Light Industrial in the land use component of the plan. The requested “C-3” General Commercial base zoning district is consistent with the adopted land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff has not found any indication of likely adverse impacts on neighboring lands in relation to this zoning change request. The use, which has existed with non-conforming zoning for years, is consistent with the established development pattern of the surrounding area.

**3. Suitability as Presently Zoned:**

The existing “I-1” General Industrial base zoning district is appropriate for the surrounding area. Currently, a hotel is already developed on site and is considered legal, non-conforming use of the property.

**4. Health, Safety and Welfare:**

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

As the request is consistent with the San Antonio International Airport Vicinity Plan, the request does not appear to be in conflict with any public policy.

**6. Size of Tract:**

The 4.341 acre parcel of land is of sufficient size for the existing development.

**7. Other Factors:**

None.