



City of San Antonio

Legislation Details (With Text)

File #: 17-3177
Type: Zoning Case
In control: Zoning Commission
On agenda: 5/16/2017
Title: ZONING CASE # Z2017146 S (Council District 9): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for a Hospital, and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hospital on Lot 5, NCB 13837, located at 14747 Jones Maltsberger Road. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:
Zoning Case Z2017146 S

SUMMARY:
Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for a Hospital, and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hospital

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 16, 2017

Case Manager: Kayla Leal, Planner

Property Owner: HR Acquisition of San Antonio, Ltd.

Applicant: HR Acquisition of San Antonio, Ltd.

Representative: Buck Benson - Pulman, Cappuccio, Pullen, Benson & Jones, LLP

Location: 14747 Jones Maltsberger Road

Legal Description: Lot 5, NCB 13837

Total Acreage: 6.757

Notices Mailed

Owners of Property within 200 feet: 37

Registered Neighborhood Associations within 200 feet: North Central Thousand Oaks Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on March 18, 1965 (Ordinance #33076) and zoned Temporary "A" Residential District and a portion was rezoned to "I-1" Light Industry District by the Ordinance 35045 dated December 22, 1966. The current "C-2" and "C-3" base zoning districts resulted from the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001); the "C-2" and "C-3" converted from the previous "B-2" and "B-3" Business Districts, respectively, which was established by Ordinance 57962, dated December 1st, 1983.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-5, C-2, C-3NA

Current Land Uses: Single-Family Residential and Public Storage

Direction: East

Current Base Zoning: C-3, R-5

Current Land Uses: Public Storage, Church, Vacant Lot, and Commercial

Direction: South

Current Base Zoning: C-3, RM-4, I-1

Current Land Uses: Office Buildings, Single-Family Residential, Vacant Lot

Direction: West

Current Base Zoning: I-1, R-5

Current Land Uses: Office Building/Warehouse, Single-Family Residential

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Jones Maltsberger Road
Existing Character: Secondary Arterial Type A
Proposed Changes: None known

Public Transit: Bus Route #502 is about a five (5) minute walk from the subject property at the corner of Jones Maltsberger and Thousand Oaks.

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 Medical Hospital requires a minimum of 1 parking space per 400 square feet of the Gross Floor Area and a maximum of 1 parking space per 100 square feet of the Gross Floor Area.

ISSUE:
None.

ALTERNATIVES:
Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:
None.

REGIONAL CENTERS/PREMIUM TRANSIT CORRIDORS:
The subject property is located near the Greater Airport Area Regional Center.
It is not located near or in any Premium Transit Corridors.

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 North Sector Plan and is currently designated as Suburban Tier in the land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found 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 property is currently split-zoned with the “C-2,” “C-3,” and “I-1” base zoning districts. The rehabilitation center already exists and should be zoned appropriately with what is required of the Unified Development Code. By rezoning to “C-2 S,” the applicant is not only creating a consistent zoning throughout the tract of land, but is decreasing the intensity of the zoning from the “I-1” and the “C-3” base zoning districts.

4. Health, Safety and Welfare:

Staff has found no 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 because it is consistent with the adopted land use plan.

6. Size of Tract:

The subject property measures 6.757 acres which should reasonably accommodate the uses permitted in “C-2” General Commercial District.

7. Other Factors:

None.