



City of San Antonio

Legislation Details (With Text)

File #: 19-2892

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/2/2019

Title: ZONING CASE # Z-2019-10700044 (Council District 9): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 11.972 acres out of NCB 8644, generally located south of the intersection of Jones Maltsberger Road and Wurzbach Parkway. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:
Zoning Case Z-2019-10700044

SUMMARY:
Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 2, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Angela Pfeiffer

Applicant: Laurie Cassidy

Representative: Samuel Corey Rayburn

Location: Generally located south of the intersection of Jones Maltsberger Road and Wurzbach Parkway

Legal Description: 11.972 acres out of NCB 8644

Total Acreage: 11.972

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The property was annexed by the City of San Antonio in 1964 with Ordinance 32610 and was originally zoned as "F" Local Retail District. The property converted from "F" to "C-2" with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "I-1", "C-3R" and "C-2"

Current Land Uses: Corporate Offices, Wholesale Supply Store and a tool fastener store

Direction: East

Current Base Zoning: "R-5"

Current Land Uses: San Antonio Airport Vicinity, vacant lot

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Industrial shops

Direction: West

Current Base Zoning: "I-1" and "C-3R"

Current Land Uses: Print shop, medical wholesales shop and a device service center

Overlay and Special District Information:

"AHOD"

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: Wurzbach Parkway

Existing Character: Super Arterial Type A 200'-250'

Proposed Changes: Wurzbach (Northwest Military Highway to Fredericksburg Road) -- Leverage funds for improvements at key intersections along the Wurzbach Corridor. Cost is reflective of the City of San Antonio's contribution to a proposed federal and state funded project.

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 4

Traffic Impact: A Traffic Impact Analysis (TIA) determination cannot be determined at this time.

Parking Information: Minimum parking space requirements for is 1 per 1500 sq of GFA

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of "C-2". "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theatre, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks, dry cleaning, and pawn shop.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within the Greater Airport Area Regional Center.

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 Community Plan and is currently designated "Light Industrial" in the future land use component of the plan. The proposed "I-1" zoning designation is consistent with the current land use plan.

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.

3. Suitability as Presently Zoned:

The current "C-2" Commercial District is a suitable zoning district. The proposed "I-1" is consistent and compatible with surrounding zoning and seeks to expand the current use of the property.

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. The rezoning would support the San Antonio Airport Vicinity Plan and industrial options for the area through:

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

6. Size of Tract:

The subject property is 11.972 acres, which would adequately support industrial use.

7. Other Factors:

None.