



City of San Antonio

Agenda Memorandum

File Number:16-4006

Agenda Item Number: Z-27.

Agenda Date: 8/4/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2016179

SUMMARY:

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

Requested Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 5, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: Joeris Family Partnership

Applicant: Joeris Family Partnership

Representative: Kaufman & Killen, Inc.

Location: 11810 & 11814 Jones Maltsberger Road

Legal Description: 2.355 acres of land out of NCB 8644

Total Acreage: 2.355

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History:

The subject property was annexed by the City of San Antonio on September 25, 1952 and was originally zoned "F" Local Retail District and "I" Business District Upon the adoption of the 2001 Unified Development Code the previous base zoning districts converted to the current "C-2" Commercial District and "I-1" General Industrial District.

Topography:

A portion of the subject property is within the 100 year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1, C-3, R-5

Current Land Uses: Office Buildings, Tool Corporation, Athletic Center

Direction: East

Current Base Zoning: I-1

Current Land Uses: Soccer League

Direction: South

Current Base Zoning: I-1, C-2

Current Land Uses: Vacant Property, ROW Wurzbach Parkway

Direction: West

Current Base Zoning: I-1, C-3R

Current Land Uses: Office Buildings, Vacant Lots

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

Thoroughfare: Wurzbach Parkway

Existing Character: Super Arterial Type A

Proposed Changes: None known

Public Transit:

VIA bus route 648 Stop at Jones Maltsberger Road and Bitters Road.

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: Auto and Light Truck Repair: Minimum vehicle parking spaces 1 per 500 square feet

of GFA. Maximum vehicle parking spaces 1 per 375 square feet of GFA.

ISSUE:

None.

ALTERNATIVES:

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

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend 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 Land Use Plan and is identified as Light Industrial in the future land use component of the plan. The “L” Light Industrial District is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The proposed rezoning to “L” is appropriate for the subject property. The subject property location, next to Jones Maltsberger Road, adjacent to other similar land uses, and the proximity to the airport makes it appropriate for the “L” Light Industrial District.

4. Health, Safety and Welfare:

Staff has found no evidence of likely negative impacts on public health, safety or welfare related to the zoning request.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The development of the subject property contributes toward the San Antonio International Airport Vicinity Plan vision of compatibility and purpose of the plan

6. Size of Tract:

The subject property is 2.355 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.