



# City of San Antonio

## Agenda Memorandum

**File Number:**19-2892

---

**Agenda Item Number:** 14.

**Agenda Date:** 4/2/2019

**In Control:** Zoning Commission

---

**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.