



City of San Antonio

Agenda Memorandum

File Number:20-2621

Agenda Item Number: Z-11.

Agenda Date: 4/2/2020

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z-2020-10700009

SUMMARY:

Current Zoning: "BP AHOD" Business Park Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 3, 2020

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: Airport Business Center, LLC

Applicant: Airport Business Center, LLC

Representative: Patrick Christensen

Location: 12508 Jones Maltsberger Road

Legal Description: Lot 9, Block 15, NCB 17316

Total Acreage: 0.284

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Property Details

Property History: The property was annexed on September 24, 1964 by Ordinance 32610 and was originally zoned “BP” Business Park District. The previous zoning district converted to “BP” Business Park District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001.

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

Adjacent Base Zoning and Land Uses

Direction: West

Current Base Zoning: “MF-33”

Current Land Uses: Apartments

Direction: North

Current Base Zoning: “R-5”

Current Land Uses: Single-Family Homes

Direction: East

Current Base Zoning: “BP”

Current Land Uses: Parking Lot

Direction: South

Current Base Zoning: “BP”

Current Land Uses: Business Park

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: Jones Maltsberger Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

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

Routes Served: 648

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

Parking Information: The parking minimum for a Medical Clinic is 1 space per 400 square foot of gross floor area.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property maintaining its current zoning of "BP" Business Park District.

Current: The present zoning district designation of "BP" Business Park District may be located adjacent to any freeway, arterial, principal arterial or nonresidential collector street. All uses and development activities within a business park district shall conform to the regulations for an office or institutional campus.

Proposed: The proposed zoning district designation of "C-2" Commercial District accommodates 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. This district permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. This district promotes a broad range of commercial operations and services necessary for large regions of the city, providing community balance.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located not located within a regional center and but is within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) 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 currently designated as "Community Commercial" in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the land use designation and the neighboring properties.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current "BP" zoning is appropriate for the property and surrounding area. The proposed "C-2" would be a more appropriate zoning for the subject property. It is a downzone from the existing "BP" and will promote retail, commercial uses, and services.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the San Antonio International Airport Vicinity Land Use Plan:

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

- Objective 2.2 Encourage commercial development that respects the integrity of existing residential development
- Objective 2.3 Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons
- Goal IV: Develop a comprehensive set of development applications and incentives to implement the land use plan and continue noise attenuation efforts
 - Objective 4.4 Support commercial redevelopment through comprehensive rezoning and incentive zoning

6. Size of Tract:

The subject property is 0.284 acres, which could reasonably accommodate a medical clinic.

7. Other Factors:

The applicant is rezoning for a veteran's medical clinic.