



City of San Antonio

Legislation Details (With Text)

File #: 16-3666

Type: Zoning Case

In control: Zoning Commission

On agenda: 6/21/2016

Title: ZONING CASE # Z2016166 CD (Council District 7): A request for a change in zoning from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "L CD AHOD" Light Industrial Airport Hazard Overlay District with a Conditional Use for Rock Crushing on Lots P-4 & P-66, NCB 18560, located in the 6800 Block of Low Bid Lane. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016166 Site Plan, 2. Z2016-166 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2016166 CD

SUMMARY:

Current Zoning: "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District

Requested Zoning: "L CD AHOD" Light Industrial Airport Hazard Overlay District with a Conditional Use for Rock Crushing

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 21, 2016

Case Manager: Shepard Beamon, Planner

Property Owner: Mesa Equipment Company, Inc.

Applicant: D. A. Murry

Representative: Brown & Ortiz, PC

Location: 6800 Block of Low Bid Lane

Legal Description: Lots P-4 and P-66, NCB 18560

Total Acreage: 39.3825

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 31, 1989. (Ordinance # 68297) According to available records, the property was originally zoned Temporary "R-1" Single-Family Residence District and was rezoned to "R-A" Residence-Agricultural District on April 12, 1990. (Ordinance # 71383) Upon the adoption of the 2001 Unified Development Code, "R-A" base zoning has been converted to "NP-10" Neighborhood Preservation District.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: NP-10, I-1

Current Land Uses: Commercial Supply Storage Yard, Vacant (Leon Creek Greenway)

Direction: East

Current Base Zoning: NP-10, I-1

Current Land Uses: Vacant (Leon Creek Greenway)

Direction: South

Current Base Zoning: C-3NA

Current Land Uses: Tech Industrial Systems, Vacant (Leon Creek Greenway)

Direction: West

Current Base Zoning: C-2NA, C-3NA CD

Current Land Uses: North American Pre-cast Company, Vacant Commercial, San Antonio Contractors, Du-Mor Enterprises

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: Low Bid Lane

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Public Transit: There are no VIA Bus Routes located near the subject property.

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:

Manufacturing - Concrete Products - manufacturing. Minimum Vehicle Spaces: 1 per 1,500 sf GFA. Maximum Vehicle Spaces: 1 per 300 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present “NP-10” zoning district designation.

FISCAL IMPACT:

None.

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 property is located within the Northwest Community Plan and is designated as Business/Office Park. The requested zoning is consistent with the current land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request as the request is consistent with the surrounding manufacturing and industrial uses.

3. Suitability as Presently Zoned:

The existing “NP-10” zoning district is not appropriate for the subject property. The requested “L” zoning with conditional use will allow for the continued operation of a rock crushing facility. The subject property has operated as a rock crushing facility since the 1990s. The purpose of the request is to come into full compliance with City code, as the use for rock crushing is not permitted in “NP-10” zoning.

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. The requested land use adheres to the goals and objectives of the Northwest Community Plan.

6. Size of Tract:

The subject property is 39.3825 acres in size, which accommodates the existing rock crushing facility.

7. Other Factors:

The conditional use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

