



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-4970

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 10/15/2015

**Title:** ZONING CASE # Z2015095 (Council District 10): An Ordinance amending the Zoning District Boundary from "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Quarry to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 13.007 acres out of NCB 14945 and "C-3 AHOD" General Commercial Airport Hazard Overlay District on 2.524 acres out of NCB 14945 located on a portion of the 5300 Block of Thousand Oaks Boulevard. Staff and Zoning Commission recommend approval pending Plan Amendment. (Associated Plan Amendment 15021) (Continued from September 3, 2015)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2015-095\_Location Map, 2. Z2015095\_Minutes, 3. DRAFT ORDINANCE, 4. Ordinance 2015-10-15-0896

Date	Ver.	Action By	Action	Result
10/15/2015	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Zoning Case Z2015095

**SUMMARY:**

**Current Zoning:** "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Quarry

**Requested Zoning:** "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 13.007 acres and "C-3 AHOD" General Commercial Airport Hazard Overlay District on 2.524 acres

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 03, 2015

**Case Manager:** Ernest Brown, Planner

**Property Owner:** Alamo Garden, Inc. (Allen Walsh)

**Applicant:** Bitterblue Inc., (Lloyd Denton)

**Representative:** Brown & Ortiz, P. C.

**Location:** A portion of the 5300 Block of Thousand Oaks Boulevard

**Legal Description:** 15.531 acres out of NCB 14945

**Total Acreage:** 15.531

**Notices Mailed**

**Owners of Property within 200 feet:** 8

**Registered Neighborhood Associations within 200 feet:** Hill of Park North (contiguous to 200 feet notification)

**Planning Team:** No Registered Planning Team

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was originally annexed in 1971 and was originally zoned “Temporary R-1” Single-Family Residence District. In 1975 the subject property was rezoned to “I-2 CC” Heavy Industrial District with City Council approval for Cement Manufacturing. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "I-2 S" Heavy Industrial District with use for Quarry. The subject property is not platted in its current configuration and has no improvements.

**Topography:** The properties do not include any abnormal physical features such as significant slope or inclusion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “ED”, “C-3”

**Current Land Uses:** Stadium, Vacant

**Direction:** East, South, West

**Current Base Zoning:** “C-3”, “I-2 S”

**Current Land Uses:** Vacant, Alamo Cement Company

**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:** Wurzbach Parkway

**Existing Character:** Super Arterial Type A; two lanes in each direction divided, with two lane one way access roads on both sides.

**Proposed Changes:** None known

**Thoroughfare:** Thousand Oaks Road

**Existing Character:** Secondary Arterial Type A, two lanes each direction divide by striped median.

**Proposed Changes:** None known

**Thoroughfare:** David Edwards Drive

**Existing Character:** Local, Type A; one lane each direction

**Proposed Changes:** None Known

**Public Transit:** There are no nearby transit lines to the subject property

**Traffic Impact:** A Traffic Impact Analysis (TIA) report is required. A Traffic Engineer must be present at the Zoning Commission meeting.

**Parking Information:** Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to a Multi-Family Development with 33 units per acre and Commercial Development.

Multi-Family Development - Minimum Parking Requirement: 1.5 per unit;

Maximum Parking Requirement: 2 per unit.

The Commercial Development off-street vehicle parking requirements for the subject property cannot be determined at this time.

**ISSUE:**

None.

**ALTERNATIVES:**

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

**FISCAL IMPACT:**

None. The zoning request is eligible for the Inner City Reinvestment Infill Policy fee waiver. The Development Services Department fees will be reimbursed through grant funding.

**RECOMMENDATION:**

Staff and Zoning Commission (10-0) recommend approval pending Plan Amendment.

**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 San Antonio International Airport Vicinity Plan and is currently designated as Mixed Use in the future land use component of the plan. The proposed zoning change is not consistent with the current land use designation. The applicant has initiated a plan amendment to the San Antonio International Airport Vicinity Plan from Mixed Use to High Density Residential and Regional land use.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed development is appropriate for the location of the subject property.

**3. Suitability as Presently Zoned:**

The transition of the area based on the current development of the Wurzbach Parkway thoroughfare and the

newly built sport stadium and facility, the “I-2 S” zoning district for the quarry operation and cement manufacturing is no longer suitable for the area nor consistent with the surrounding land use.

**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.

**6. Size of Tract:**

The subject property measures 15.531 acres in size, which is sufficient to accommodate the proposed development and required parking.

**7. Other Factors:**

None.