



City of San Antonio

Legislation Details (With Text)

File #: 15-1751
Type: Zoning Case
In control: Zoning Commission
On agenda: 3/3/2015
Title: ZONING CASE # Z2015095 (Council District 10): A request for a change in zoning "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 and "C-3 AHOD" General Commercial Airport Hazard Overlay District on 2.524 acres on 15.531 acres out of NCB 14945 located on a portion of the 5300 Block of Thousand Oaks Boulevard. Staff recommends Approval. (Associated Plan Amendment Case # 15021)
Sponsors:
Indexes: Plan Amendment
Code sections:
Attachments: 1. Z2015-095

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 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 Analysis and Recommendation: 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 15.53 acres in size, which is sufficient to accommodate the proposed development and required parking.

7. Other Factors:

None.