



City of San Antonio

Legislation Details (With Text)

File #: 17-2898

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/2/2017

Title: ZONING CASE # Z2017128 (Council District 10): A request for a change in zoning from "QD S AHOD" Quarry Airport Hazard Overlay District with a Specific Use Authorization for Blasting and Asphaltic Concrete to "C-2 AHOD" Commercial Airport Hazard Overlay District on P1-A, P3C, P10, NCB 34963, located at 5425 E. Loop 1604. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

| Date | Ver. | Action By | Action | Result |
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2017128

SUMMARY:

Current Zoning: "QD S AHOD" Quarry Airport Hazard Overlay District with a Specific Use Authorization for Blasting and Asphaltic Concrete

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 2, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: John Franklin Ackermann

Applicant: Continental Homes of Texas, LP

Representative: Brown & Ortiz, P.C.

Location: 5425 E. Loop 1604

Legal Description: P1-A, P3C, P10, NCB 34963

Total Acreage: 8.553

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Department of Planning and Community Department

Property Details

Property History: The subject property was annexed into the City Limits on June 5, 1998 and was previously zoned "Temp R-1" Temporary Single-Family Residence District. The property was rezoned to "QD S" Quarry District with a Specific Use Authorization for Blasting and Asphaltic Concrete, which was established by Ordinance 94539, dated September 13, 2006.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3NA

Current Land Uses: Commercial Uses

Direction: East

Current Base Zoning: QD S

Current Land Uses: Quarry

Direction: South

Current Base Zoning: I-1

Current Land Uses: Industrial Uses

Direction: West

Current Base Zoning: QD S

Current Land Uses: Church

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: N Loop 1604 E

Existing Character: Freeway

Proposed Changes: None known.

Transportation

Thoroughfare: Judson Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known.

Public Transit: There are no VIA bus routes within walking distance of 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:

Parking is calculated specific to each use. Park requirements will be reviewed during the permitting stage.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present 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 North Sector Plan, and is currently designated as “Mixed Use Center” in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “QD S” base zoning district is not appropriate for the surrounding area. The adjacent properties include a Church and Commercial uses. The “QD S” base zoning allows for Quarry with a Specific Use Authorization for Blasting and Asphaltic Concrete. The subject property was never utilized as a quarry. The development of alternate uses surrounding the property makes the use of a quarry no longer a viable option.

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 rezoning request does not appear to conflict with the land use goals and strategies of the North Sector Plan. The current Land Use Category of Mixed Use Center includes “C-2” as a corresponding zoning district. The application for “C-2” is consistent with the objectives of comprehensive plan.

6. Size of Tract:

The subject property measures 8.553 acres which should reasonably accommodate the use of a corporate office building.

7. Other Factors:

None.