



City of San Antonio

Agenda Memorandum

File Number:16-1319

Agenda Item Number: 13.

Agenda Date: 1/19/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2016043 S
(Associated Plan Amendment 16012)

SUMMARY:

Current Zoning: "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District and "QD-S AHOD" Quarry Airport Hazard Overlay District with Specific Use Authorization for Blasting and Asphaltic Concrete

Requested Zoning: "C-3NA S AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Construction Contractor Facility with Outside Storage of Materials and Equipment

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 19, 2016

Case Manager: Shepard Beamon, Planner

Property Owner: YC Partners, Ltd. (c/o Yantis Corporation, General Partner, c/o J. Michael Yantis)

Applicant: YC Partners, Ltd. (c/o Yantis Corporation, General Partner, c/o J. Michael Yantis)

Representative: Brown & Ortiz, P.C. (c/o Daniel Ortiz)

Location: 5425 North Loop 1604 East

Legal Description: 15.081 acres of land out of NCB 34963

Total Acreage: 15.081

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on July 5, 1998 (Ordinance # 87822). On August 9, 2001, the subject property was rezoned from Temporary "R-1" Single-Family Residence District to "QD S" Quarry District with a Specific Use Permit for Blasting and Asphaltic Concrete (Ordinance # 94539).

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: QD S, C2 NA

Current Land Uses: Quarry, Construction Contracting Facility

Direction: East

Current Base Zoning: QD S

Current Land Uses: Quarry

Direction: South

Current Base Zoning: QD S, UZROW, I-1

Current Land Uses: Vacant Lot, Industrial Uses

Direction: West

Current Base Zoning: QD S

Current Land Uses: Church, School

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: North Loop 1604 East

Existing Character: Freeway

Proposed Changes: None known

Public Transit: There is no VIA Bus Route 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:

Contractor Facility. 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 “C-2NA” and “QD S” zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 North Sector Plan and is designated as Suburban Tier. The requested base zoning of “C-3” is not permitted under current land use designation. The applicant has requested an associated Plan Amendment to Regional Center. Staff and Planning Commission recommended approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request.

3. Suitability as Presently Zoned:

The existing “QD S” zoning district is not appropriate for the subject property as the only land use that permits the “QD” zoning is Specialized Center which could be considered too intense with its proximity to a church and school. The requested “C-3” is permitted is under the requested Regional Center land use and allows for a Construction Contractor Facility. The requested zoning will allow the applicant to continue operation of the existing contractor facility.

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 zoning request fulfills the goals and strategies of the North Sector Plan, by encouraging development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods.

6. Size of Tract:

The subject property is 15.081 acres in size, which accommodates the proposed development for a variety store.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but with may, under the right set of circumstances and conditions be acceptable in certain specific locations.