



City of San Antonio

Agenda Memorandum

Agenda Date: May 17, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:
ZONING CASE Z-2022-10700080

SUMMARY:

Current Zoning: "QD S AHOD" Quarry Airport Hazard Overlay District with 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 17, 2022. Continued from the April 19, 2022 and May 3, 2022 Zoning Commission.

Case Manager: Mirko Maravi, Planning Coordinator

Property Owner: Matiraan LTD

Applicant: Killen, Griffin & Farrimond, PLLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: Generally located in the 5400 Block of East Loop 1604

Legal Description: 7.631 acres out of NCB 34963

Total Acreage: 7.631

Notices Mailed

Owners of Property within 200 feet: 3

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Planning Department, Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 92904, dated December 13, 2000 and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 94539, dated September 13, 2001 to "QD-S" Quarry District with a Specific Use Permit for Blasting and Asphaltic Concrete. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "QD-S" Quarry District with a Specific Use Permit for Blasting and Asphaltic Concrete converted to the current "QD-S" Quarry District with a Specific Use Authorization for Blasting and Asphaltic Concrete

Topography: The property does not include any abnormal physical features such as slope or incursion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "QD S"

Current Land Uses: Vacant

Direction: South

Current Base Zoning: ROW

Current Land Uses: E Loop 1603

Direction: East

Current Base Zoning: "QD S"

Current Land Uses: Church

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Vacant

Overlay District Information:

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information: N/A

Transportation

Thoroughfare: North Loop 1604 East

Existing Character: Interstate

Proposed Changes: None Known

Thoroughfare: Judson Road

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Traffic Impact: The traffic generated by the proposed development has increase it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502**

Parking Information: The minimum parking requirement for various commercial uses is 1 space per 300 square feet.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “QD S” Quarry District allows for a quarry and related uses for the extraction of limestone and other raw materials and the processing of those materials into finished projects.

The “S” Specific Use Authorization add the use of Blasting and Asphaltic Concrete.

Proposed Zoning: “C-2” Commercial districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within the Rolling Oaks Regional Center but not within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is located within the North Sector Plan and is currently designated as Mixed Use in the future land use component of the plan. The requested “C-2” Commercial base zoning district is consistent with the future land use designation.
2. **Adverse Impacts on Neighboring Lands:** Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. There is “C-2” Commercial zoning to the west of the subject site, which is consistent with the requested zoning change.
3. **Suitability as Presently Zoned:** . The requested “C-2” Commercial District is an appropriate zoning and downzones the property from an intense special district. Further, the location at the intersection of Judson Road and North Loop 1604 East is suited to commercial development.
4. **Health, Safety and Welfare:** Staff has not found 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 objectives of the North Sector Plan.

Relevant Goals, Recommendations and Strategies of the North Sector Plan may include:

LU-3.3 Promote job growth in the Specialized, Regional, and Mixed Use Centers to achieve the City’s diversified business targets through land use guidance and economic incentives.

ED-1.3 Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.

6. **Size of Tract:** The 7.631 acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** Applicant is requesting a rezoning to allow commercial development.