



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-1976  
**Type:** Zoning Case  
**In control:** City Council A Session  
**On agenda:** 4/2/2015  
**Title:** ZONING CASE # Z2015102 (District 5): An Ordinance amending the Zoning District Boundary from "L AHOD" Light Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.089 acres out of Lots 24B (0.019 acres) and 25B (0.07 acres), Block 4, NCB 8730 located at 368 New Laredo Highway. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Fiscal Impact Form, 2. Z2015102\_Location\_Map, 3. Zoning Commission Minutes, 4. Ordinance 2015-04-02-0264

Date	Ver.	Action By	Action	Result
4/2/2015	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 5

**SUBJECT:**  
Zoning Case Z2015102

**SUMMARY:**

**Current Zoning:** "L AHOD" Light Industrial Airport Hazard Overlay District

**Requested Zoning:** "C-3 AHOD" General Commercial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

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

**Case Manager:** Logan Sparrow, Planner

**Property Owner:** KSC Developments, INC

**Applicant:** Robert F. Shultz

**Representative:** Robert F. Shultz

**Location:** 368 New Laredo Highway

**Legal Description:** A .089 acre parcel of land out of lots 24B and 25B, Block 4, NCB 8730

**Total Acreage:** 0.089

**Notices Mailed**

**Owners of Property within 200 feet:** 11

**Registered Neighborhood Associations within 200 feet:** Quintana Community Association

**Planning Team:** Kelley/South San Pueblo Planning Team

**Applicable Agencies:** South San Antonio Independent School District

**Property Details**

**Property History:** The subject property was rezoned from "I-2" Heavy Industrial District to "L" Light Industrial District" on June 18, 2009, which was established by Ordinance 2009-06-18-0539.

**Topography:** There are no abnormal topographical concerns evident on the subject property.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "MI-2 S", "C-3"

**Current Land Uses:** Shipping Center, Propane Sales

**Direction:** East

**Current Base Zoning:** "RM-4"

**Current Land Uses:** Single-Family Dwelling

**Direction:** South

**Current Base Zoning:** "L"

**Current Land Uses:** Salvage Yard

**Direction:** West

**Current Base Zoning:** "MI-2 S"

**Current Land Uses:** Vacant Lot

**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:** Roosevelt Avenue

**Existing Character:** Secondary Arterial; 2 lanes in each direction

**Proposed Changes:** None known

**Public Transit:** VIA bus route 515 operates southwest of the subject property along New Laredo Highway.

**Traffic Impact:** A Traffic Impact Analysis is not required. The traffic generated by the proposed development

does not exceed the threshold requirements.

**Parking Information:** The requested “C-3” General Commercial zoning allows for a variety of uses. Whichever use is established on-site will trigger parking requirements commensurate to that use.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the zoning request will result in the subject property retaining the Light Industrial zoning.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and the Zoning Commission (9-0) recommend 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 in the Kelly/South San Pueblo Plan and establishes Business Park land use on the subject property. The requested rezoning is consistent with the Business Park designation. The proposed “C-3” General Commercial zone down-zones the site and offers more compatibility with surrounding uses.

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

The portion of the property being down-zoned does not abut any adjacent properties; rather, it is contained entirely by the remaining portion of the subject property. Staff finds that there are no adverse impacts on adjacent properties as a result of the requested rezoning.

**3. Suitability as Presently Zoned:**

The current “L” Light Industrial zoning is suitable for the subject property, per the Kelly/South San Pueblo plan. Staff does find that the requested down-zoning to “C-3” is more compatible with adjacent uses, specifically the “RM-4” Residential-Mixed zones, as “C-3” allows for less intensive uses.

**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 any public policy objective.

**6. Size of Tract:**

The subject property is 0.089 of an acre, which is of sufficient size to accommodate uses permitted in “C-3”.

**7. Other Factors:**

None.

