



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-2773  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 5/5/2015  
**Title:** ZONING CASE # Z2015175 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.287 acres out of Lot 43, NCB 10115 located at 1213 and 1215 Basse Road. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Z2015-175\_Location Map

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

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**  
Zoning Case Z2015175

**SUMMARY:**  
**Current Zoning:** "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** May 05, 2015

**Case Manager:** Ernest Brown, Planner

**Property Owner:** Daryl M. Bippert & David Bippert

**Applicant:** Kevin Love of Klove Engineering, Inc

**Representative:** Kevin Love of Klove Engineering, Inc

**Location:** 1213 and 1215 Basse Road

**Legal Description:** 0.287 acres out of Lot 43, NCB 10115

**Total Acreage:** 0.287

**Notices Mailed**

**Owners of Property within 200 feet:** 24

**Registered Neighborhood Associations within 200 feet:** Shearer Hills/Ridgeview Neighborhood Association and Northmoor Neighborhood Association

**Planning Team:** North Sector Planning Team-46

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed in 1950 and originally zoned “JJ”, Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “I-1 AHOD” General Industrial Airport Hazard Overlay District. The property currently is developed with two structures. One was built in 1963 with approximately 1920 square feet and the other built in 1968 with approximately 1920 square feet. The subject property was platted in 2015 (volume 9678, page 115 of the Deed and Plat Records of Bexar County, Texas).

**Topography:** The property may have an abnormal physical feature such as inclusion in a floodplain. The subject property may require a FEMA Study.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “I-1”

**Current Land Uses:** Parking Lot

**Direction:** East, South, West

**Current Base Zoning:** “C-3”

**Current Land Uses:** Retail, Office, Salon, Repair Shop

**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:** Basse Road

**Existing Character:** Secondary Arterial, Type A; two lanes each direction with sidewalks both sides

**Proposed Changes:** None known

**Thoroughfare:** Kinder Drive

**Existing Character:** Local, Type A; one lane each direction with a dead end.

**Proposed Changes:** None Known

**Public Transit:** The nearest VIA bus route to the subject property is route 505 that operates on Basse Road with a stop at the intersection of Beacon Ave and Basse Road west 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:** Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to lease space structures.

The subject property is fully developed with building structure and parking area.

**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 Central Neighborhood Plan and is currently designated as Community Commercial in the future land use component of the plan. The requested “C-2” vase district is consistent with the future and use designation..

**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.

**3. Suitability as Presently Zoned:**

The existing “I-1” is not appropriate zoning district for the area and is not consistent with surrounding established commercial land 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 request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property measures 0.287 of an acre in size, which is sufficient to accommodate the existing commercial development and required parking. The subject property is fully developed with parking.

**7. Other Factors:**

None.

