



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-4365  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 8/16/2016  
**Title:** ZONING CASE # Z2016203 (Council District 3): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on the E 55 feet of Lot 2, Block B, NCB 11026, located at 2514 East Southcross Boulevard. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Z2016203 Location Map

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

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**  
Zoning Case Z2016203

**SUMMARY:**  
**Current Zoning:** "C-1 AHOD" Light Commercial Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** August 16, 2016

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Larry W. Kennedy and Guadalupe N. Kennedy

**Applicant:** Larry W. Kennedy

**Representative:** Larry W. Kennedy

**Location:** 2514 East Southcross Boulevard

**Legal Description:** The East 55 feet of Lot 2, Block B, NCB 11026

**Total Acreage:** 0.2424

**Notices Mailed**

**Owners of Property within 200 feet:** 18

**Registered Neighborhood Associations within 200 feet:** Highland Hills Neighborhood Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City Limits on July 27, 1950 and It was originally zoned "B" Residence District. On July 24, 1997 Ordinance 86318 rezoned the property from "B" Residence District to "B-1" Business District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-1" Light Commercial District.

**Topography:** The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** West, North

**Current Base Zoning:** C-2, C-3R, R-4

**Current Land Uses:** Auto Parts Retail, Office Insurance Business Vacant lot and Residential.

**Direction:** East, South

**Current Base Zoning:** C-2, C-1, R-4

**Current Land Uses:** Vacant lots, Residential.

**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:** Southcross

**Existing Character:** Secondary Type A '86

**Proposed Changes:** None known

**Public Transit:** VIA bus route 515 at Southcross Boulevard and Hillje Street.

**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:** Office / School - Trade: Minimum vehicle parking spaces 1 per 200 sf. GFA. Maximum vehicle parking spaces 1 per 150 sf. GFA.

**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 subject property is located within the Highlands Community Plan and is currently designated as Community Commercial in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the current land use designation.

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

Staff has found no evidence of likely adverse impacts on surrounding properties.

**3. Suitability as Presently Zoned:**

The requested “C-2” district is appropriate for the subject property. The request for “C-2” will not have any negative effects on future development, but rather provide additional businesses to the area. The site location is on a Major Thoroughfare. Finally the property is surrounded by similar commercial 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 is 0.2424 acres in size, which accommodates the proposed development with adequate space for parking.

**7. Other Factors:**

None.