



City of San Antonio

Agenda Memorandum

File Number:15-1976

Agenda Item Number: Z-15.

Agenda Date: 4/2/2015

In Control: City Council A Session

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.