



City of San Antonio

Legislation Details (With Text)

File #: 20-4743

Type: Zoning Case

In control: City Council A Session

On agenda: 8/20/2020

Title: ZONING CASE Z-2020-107000089 CD (Council District 5): Ordinance amending the Zoning District Boundary from "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Welding Shop on Lot 9 and Lot 10, Block 2, NCB 8086, located at 1720 Castroville Road. Staff and Zoning Commission recommend Approval, with Conditions.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance, 5. Ordinance 2020-08-20-0580

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z-2020-10700089 CD

SUMMARY:

Current Zoning: "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair

Requested Zoning: "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Welding Shop

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 21, 2020

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: Gustavo Cruz Alvarado

Applicant: Rene Morales

Representative: Rene Morales

Location: 1720 Castroville Road

Legal Description: Lots 9 and 10, Block 2, NCB 8086

Total Acreage: 0.1377

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Westwood Square Neighborhood Association

Applicable Agencies: Lackland Airforce Base

Property Details

Property History: The property was annexed in September of 1952 and was originally zoned "JJ" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-1" General Industrial District. In a 2009 City-initiated large-area rezoning case, the property was rezoned to "R-6" Residential Single-Family District. The property was then rezoned from "R-6" Residential Single-Family District to "C-2 CD" Commercial District with Conditional Use for Auto and Light Truck Repair by Ordinance 2014-05-01-0303 dated May 22, 2014.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2 NA CD"

Current Land Uses: Retail

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Residential

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Residential

Direction: West

Current Base Zoning: "C-2 NA"

Current Land Uses: Auto Shop

Overlay and Special District Information:

"MLOD-2"

All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Lackland. The "MLOD-2" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

"AHOD"

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: Castroville Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes Served: 68 and 268

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The parking requirement for Welding Shop is 1 per 1,500 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current: "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

Proposed: "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

The Conditional Use would allow for Welding Shop as described in the site plan.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center and is not within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend Approval, with Conditions: Solid 6-foot solid screen fence, welding work to be located inside building on property, and work hours 8am to 6pm Monday through Friday, and 8am to 1pm on Saturday.

The Conditions are as follows: a solid screened 6-foot fence, welding work to be located inside building on

property, and work hours 8am to 6pm Monday through Friday, and 8am to 1pm on Saturday.

1. Consistency:

The subject property is located within the West/Southwest Sector Plan and is currently designated as General Urban Tier in the land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted 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.

3. Suitability as Presently Zoned:

The current “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “C-2 CD” maintains the base “C-2” district and the Conditional Use allows for consideration of a Welding Shop a use typically allowed by right in the “C-3 S” district. The Conditional Use allows the one use in addition to all uses allowed by right in “C-2”. Additionally, the Conditional Use holds the applicant to the submitted site plan and also allows for consideration of Conditions where appropriate such as: restricted temporary signage and/or hours of operation, fencing, landscape buffers and other similar restrictions.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the West/Southwest Sector Plan:

Economic Development Goals and Strategies

- Goal ED-1: The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities
 - ED-1.1 Locate business offices near existing residential areas within the Sector
- Goal ED-3: The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods
 - ED-3.1 Ensure the development of new business locations and employment centers are
- Goal ED-4: Infill and redevelopment opportunities are well planned and incentivized within Loop 410
 - ED-4.1 Encourage high quality site and building design and best management practices for new and existing developments

6. Size of Tract:

The subject property is 0.1377, which could reasonably accommodate commercial uses and a Welding Shop.

7. Other Factors:

The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

Should Council approve, staff and Zoning Commission recommend the following conditions:

1. Solid 6-foot solid screen fence
2. Welding work to be located inside building on property
3. Work hours 8am to 6pm Monday through Friday, and 8am to 1pm on Saturday.