



City of San Antonio

Legislation Details (With Text)

File #: 16-3004
Type: Zoning Case
In control: Zoning Commission
On agenda: 5/3/2016
Title: ZONING CASE # Z2016134 CD (Council District 5): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Sales on Lots 5 - 10, Block 15, NCB 8303 located at 2924, 2928 and 2932 Culebra Road. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016-134, 2. Z2016134_SP

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2016134 CD

SUMMARY:
Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Sales

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 03, 2016

Case Manager: Ernest Brown, Planner

Property Owner: Johnny & Sandra Castillo

Applicant: Johnny & Sandra Castillo

Representative: Andy Castillo

Location: 2924, 2928 and 2932 Culebra Road

Legal Description: Lots 5 - 10, Block 15, NCB 8303

Total Acreage: 0.4128

Notices Mailed

Owners of Property within 200 feet: 38

Registered Neighborhood Associations within 200 feet: Loma Vista Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was zoned "F" Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The subject property was platted in its current configuration in 1944 as described by deed and plat records (volume 1625, page 240 of the Deed and Plat Records of Bexar County, Texas). The subject property was developed in 1949 with two single-family residential structures totaling approximately 1,984 square feet.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: East, South

Current Base Zoning: C-2, C-3, R-5

Current Land Uses: Food Mart, Used Auto Sales, Single-Family Residential

Direction: West

Current Base Zoning: R-5, C-2

Current Land Uses: Single-Family Residential, Chiropractic, Office Building, Parking 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: Culebra Road

Existing Character: Primary Arterial, Type A; two lanes each direction divided by turn lanes and sidewalks on both sides.

Proposed Changes: None.

Thoroughfare: North San Horacio, North San Gabriel

Existing Character: Local, Type A; one lane each direction with sidewalks on both sides.

Proposed Changes: None known

Public Transit: The nearest VIA bus route to the subject property is the 82, and 282 which operates along

Culebra.

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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Auto Sales.

Minimum Parking Requirement: 1 per 500 square feet Gross Floor Area of sales and service building;
Maximum Parking Requirement: 1 per 375 square feet Gross Floor Area of sales and service building.

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

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring land in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing “C-2” base zoning district is appropriate for the subject property.

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 0.412 of an acre in size, which is sufficient for the proposed development and required space for parking.

7. Other Factors:

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.

Staff recommends the following conditions if approved:

1. A six-foot tall, solid screen fence shall be maintained where the subject property abuts residential zoning or uses.
2. A 15-foot, Type B landscape buffer shall be required along the rear and side property line where the property abuts residential zoning or uses.
3. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90-degree or less cut-off fixtures.
4. No outdoor speaker or amplification systems shall be permitted.