



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-1944  
**Type:** Zoning Case  
**In control:** City Council A Session  
**On agenda:** 3/1/2018  
**Title:** ZONING CASE # Z2018084 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.646 acres out of NCB 3685, located at 448 Castroville Road. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Field Notes, 5. Ordinance 2018-03-01-0170

Date	Ver.	Action By	Action	Result
3/1/2018	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z2018084

**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:** February 20, 2018. This case is expedited to the March 1, 2018 Council hearing.

**Case Manager:** Angela Cardona, Planner

**Property Owner:** Banwood One Associates

**Applicant:** Buck Benson

**Representative:** Buck Benson

**Location:** 448 Castroville Road

**Legal Description:** 1.646 acres out of NCB 3685

**Total Acreage:** 1.646

**Notices Mailed**

**Owners of Property within 200 feet:** 12

**Registered Neighborhood Associations within 200 feet:** Prospect Hill

**Applicable Agencies:** Parks and Planning Department

**Property Details**

**Property History:** The subject property was annexed into the City on August 3, 1944 (Ordinance 1258) and was zoned “J” Commercial District. Upon the adoption of the Unified Development Code on May, 2001 (Ordinance 93881) the property then converted to the current “I” General Industrial District.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “C-3R”

**Current Land Uses:** Gas Station, Flower Shops

**Direction:** South

**Current Base Zoning:** “MF-33”

**Current Land Uses:** Apartments

**Direction:** East

**Current Base Zoning:** “C-2”

**Current Land Uses:** Medical Offices

**Direction:** West

**Current Base Zoning:** “MF-33”

**Current Land Uses:** Cemetery

**Overlay and Special District Information:** The subject property is located within the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Federal Aviation Administration and Development Services Department.

**Transportation**

**Thoroughfare:** Castroville Road

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None Known

**Thoroughfare:** Cupples Road

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None Known

**Public Transit:** The nearest VIA bus route is #68 and #268 are across the street 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:** Parking requirements are determined by use. Commercial uses require a minimum vehicle space of 1.5 per 300 GFA and a maximum of 1 per 200 GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district. The current “I-1” General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property does not fall within proximity to a Regional Center and is not within proximity to a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and 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 subject property is currently not located within any adopted land use plan and has no land use classification. Therefore a finding of consistency is not required. However, staff finds the requested zoning change is consistent.

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

Staff finds no likely adverse impact on neighboring lands in relation to this zoning change because the request will down zone an otherwise industrial use in a primarily residential and commercial area.

**3. Suitability as Presently Zoned:**

The current “I-1” base zoning is inappropriate for the area, as the surrounding uses are generally residential and commercial. The request for the “C-2” zoning will allow for an addition of a medical clinic to service the area.

**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 as the request for “C-2” is

consistent with the surrounding land uses.

**6. Size of Tract:**

The subject property totals 1.646 acres in size, which should reasonably accommodate uses permitted in “C-2” Commercial.

**7. Other Factors:**

None.