



City of San Antonio

Legislation Details (With Text)

File #: 18-2371
Type: Zoning Case
In control: City Council A Session
On agenda: 5/17/2018
Title: ZONING CASE # Z2018095 CD (Council District 5): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Automobile Sales (Full Service) on 1.520 acres out of NCB 3685, located at 400 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 2018-05-17-0372

Date	Ver.	Action By	Action	Result
5/17/2018	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2018095 CD

SUMMARY:

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

Requested Zoning: "C-2 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Automobile Sales (Full Service)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 6, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: Georges Daau

Applicant: Seda Consulting Engineers, Inc.

Representative: Dr. Salah E. Diab

Location: 400 Castroville Road

Legal Description: 1.520 acres out of NCB 3685

Total Acreage: 1.520

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Prospect Hill Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was zoned "F" Local Retail District by Ordinance 6123, dated October 30, 1947. The property converted from "F" to the current "C-2" Commercial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3 R"

Current Land Uses: Flower Shop, Parking Lot, and Vacant Lot

Direction: East

Current Base Zoning: "C-2 NA"

Current Land Uses: Barber College

Direction: South

Current Base Zoning: "MF-33"

Current Land Uses: S.A.H.A. Apartments

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Pharmacy and Medical Offices

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: Castroville Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Public Transit: VIA bus routes are 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:

1 parking space per 500 sf GFA 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 of “C-2”. “C-2” allows for uses such as liquor store, miniature gold 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a regional center or a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) 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 not located within an adopted Neighborhood, Community, Perimeter, or Sector Plan, therefore a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The adjacent properties are commercial and multi-family properties that carry the “I-1”, “MF-33”, “C-2”, and “C-2 R” zoning districts.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the SA Tomorrow Comprehensive Plan

SA Tomorrow Comprehensive Plan Relevant Goals and Objectives:

- JEC Goal 2: Traditional and targeted growth industries support San Antonio’s diversified economy and provide a wide range of job opportunities.
- JEC P17: Market the strength of San Antonio’s traditional industries to attract additional economic activity.
- JEC P21: Cluster businesses within similar and compatible industries and public institutions

geographically to encourage increased interaction and collaboration.

6. Size of Tract:

The subject property is 2 acres, which would adequately support a commercial development.

7. Other Factors:

None.