



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-4305

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 7/17/2018

**Title:** ZONING CASE # Z2018253 (Council District 6): A request for a change in zoning from "C-3NA GC-2 MAOZ-1 AHOD" General Commercial Nonalcoholic Sales Texas 151 Gateway Corridor Military Airport Overlay Zone Airport Hazard Overlay District and "I-1 GC-2 MAOZ AHOD" General Industrial Texas 151 Corridor Military Airport Overlay Zone Airport Hazard Overlay District to "L GC-2 MAOZ-1 AHOD" Light Industrial Texas 151 Gateway Corridor Military Airport Overlay Zone Airport Hazard Overlay District on Lot 3, Lot 4 and Lot 5, Block 2, NCB 16323, located at 5127 Castroville Road. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**  
Zoning Case Z2018253

**SUMMARY:**  
**Current Zoning:** "C-3NA GC-2 MAOZ-1 AHOD" General Commercial Nonalcoholic Sales Texas 151 Gateway Corridor Military Airport Overlay Zone Airport Hazard Overlay District and "I-1 GC-2 MAOZ AHOD" General Industrial Texas 151 Corridor Military Airport Overlay Zone Airport Hazard Overlay District

**Requested Zoning:** "L GC-2 MAOZ-1 AHOD" Light Industrial Texas 151 Gateway Corridor Military Airport Overlay Zone Airport Hazard Overlay District

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** July 17, 2018

**Case Manager:** Nylicah Acosta, Planner

**Property Owner:** AJC Properties, LLC

**Applicant:** Aaron Castro

**Representative:** Aaron Castro

**Location:** 5127 Castroville Road

**Legal Description:** Lot 3, Lot 4 and Lot 5, Block 2, NCB 16323

**Total Acreage:** 1.802

**Notices Mailed**

**Owners of Property within 200 feet:** 9

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Lackland Air Force Base

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1966 and was zoned “I-1” Light Industrial and “B-3 NA” Business Nonalcoholic District. Upon the adoption of the 2001 Unified Development Code, the previous “I-1” and “B-3NA” converted to the current “I-1” General Industrial District and “C-3NA” General Commercial Nonalcoholic Sales 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:** I-1

**Current Land Uses:** Auto Repair, Construction Facility

**Direction:** East

**Current Base Zoning:** I-1

**Current Land Uses:** Truck Storage, Vacant Lot

**Direction:** South

**Current Base Zoning:** C-3NA

**Current Land Uses:** Vacant Lot

**Direction:** West

**Current Base Zoning:** C-3NA, I-1

**Current Land Uses:** Drainage ROW, Parking lot, 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

The Highway 151 Gateway Corridor District (“GC-2”) provides site development standards for properties within 1,000 feet of Highway 151 between Highway 90 and the western City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services

Department.

The City of San Antonio has designated the military airport overlay zones in order to promote the public health, safety, peace, comfort, convenience, and general welfare of the inhabitants of military airport environs and to prevent the impairment of military airfields and the public investment therein. The land areas below military airport take off and final approach paths are exposed to significant danger of aircraft accidents. It is, therefore, necessary to limit the density of development and intensity of uses in such areas. The military airport overlay zones are intended to:

- Guide, control, and regulate future growth and development.
- Promote orderly and appropriate use of land.
- Protect the character and stability of existing land uses.
- Enhance the quality of living in the areas affected.
- Protect the general economic welfare by restricting incompatible land uses.
- Prevent the establishment of any land use which would endanger aircraft operations and the continued use of military airports.

#### **Transportation**

**Thoroughfare:** Castroville Road

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** Air Lawn Street

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Public Transit:** VIA route 75 is 3 blocks east of the subject property.

**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:** Parking/Transient Vehicles: Minimum vehicle spaces- N/A

#### **ISSUE:**

None.

#### **ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district. "C-3" General Commercial districts are intended to provide for more intensive commercial uses than those located within the "NC", "C-1" or "C-2" zoning districts. "C-3" uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor

flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code. “C-3NA” General Commercial Nonalcoholic Sales districts are identical to “C-3” districts except that the sale of alcoholic beverages is prohibited. The 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 is not within a Regional Center or a Premium Transit Corridor

**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 property is located within the West/Southwest Sector Plan, and is currently designated as “Specialized Center” in the future land use component of the plan. The requested “L” Light Industrial base zoning district is consistent with the future land use designation.

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

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The applicant proposes to use the property for ambulance services. The rezoning would be a down zone from the current “I-1”.

**3. Suitability as Presently Zoned:**

The current “C-3” and “I-1” base zoning districts are appropriate for the subject property’s location. However, “L” is also appropriate for the area. The properties are within a specialized center with industrial uses. The proposed use fits within the pattern of development.

**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 totals 1.802 acres in size, which reasonably accommodates the uses permitted in “L” Light Industrial District.

**7. Other Factors:**

The subject property is located within the Lackland Notification Area. In accordance with the signed Memorandum of Understanding between Joint Base San Antonio (JBSA) and the City of San Antonio, the

Military was notified of the request.