



# City of San Antonio

## Agenda Memorandum

**File Number:**18-2371

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**Agenda Item Number:** Z-11.

**Agenda Date:** 5/17/2018

**In Control:** City Council A Session

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**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.