



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-1931

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 3/7/2017

**Title:** ZONING CASE # Z2017068 (Council District 6): A request for a change in zoning from "O-1 AHOD" Office Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on 0.92 acres out of NCB 8992, located at 2319 Castroville Road. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2017068 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 Z2017068

**SUMMARY:**

**Current Zoning:** "O-1 AHOD" Office Airport Hazard Overlay District

**Requested Zoning:** "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 7, 2017

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Igniting the Harvest Christian Church

**Applicant:** Max Alley Real Estate Services

**Representative:** Brown & Ortiz, P.C.

**Location:** 2319 Castroville Road

**Legal Description:** 0.92 acres out of NCB 8992

**Total Acreage:** 0.92

**Notices Mailed**

**Owners of Property within 200 feet:** 16

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

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City Limits on August 3, 1944 and portion of the property was zoned ‘JJ’ Commercial District and the other portion was zoned ‘D’ Apartment district. On October 18, 1990 (Ordinance 72509) rezoned the property to ‘B-3 R’ Business Restrictive Alcoholic Sales District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to ‘C-3 R’ General Commercial Restrictive Alcoholic Sales District. The property was again rezoned to ‘O-1’ Office District following the adoption of Ordinance 2009-03-19-0230 through a large area-wide rezoning.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** West, North

**Current Base Zoning:** R-6, C-2 NA CD, C-3R, NC

**Current Land Uses:** Disposal Services, Gas Station, Vacant Lot, Single-Family Homes.

**Direction:** East, South

**Current Base Zoning:** MF-33, R-6

**Current Land Uses:** Church, St Andrews Convent.

**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

**Existing Character:** Secondary Arterial Type B ‘86

**Proposed Changes:** None known

**Public Transit:** VIA bus routes 68 and 168 bus stops at Castroville Road and SW 35<sup>th</sup> Street.

**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:** Grocery Store: Minimum vehicle parking spaces 1 per 300 sf. GFA. Maximum vehicle parking spaces 1 per 200 sf. GFA.

**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 requested “C-2 NA” base zoning district is consistent with the current land use designation.

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

Staff has found no evidence of likely adverse impacts on surrounding properties.

**3. Suitability as Presently Zoned:**

The requested “C-2 NA” district is appropriate for the subject property. The request for “C-2 NA” will not have any negative effects on future development, but rather provide additional businesses to the area. The site location is on a Major Thoroughfare and the property is surrounded by similar commercial uses.

**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 0.925 acres in size, which accommodates the proposed development with adequate space for parking.

**7. Other Factors:**

None.