



City of San Antonio

Legislation Details (With Text)

File #: 17-5738

Type: Zoning Case

In control: Zoning Commission

On agenda: 10/17/2017

Title: ZONING CASE # Z2017279 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 22 and Lot 23, Block 16, NCB 3284, located at 898 East Drexel Avenue. 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: 3

SUBJECT:
Zoning Case Z2017279

SUMMARY:
Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 17, 2017

Case Manager: Kayla Leal, Planner

Property Owner: Baptist Temple Church of San Antonio

Applicant: Steve Grinnell

Representative: Steve Grinnell

Location: 898 East Drexel Avenue

Legal Description: Lot 22 and Lot 23, Block 16, NCB 3284

Total Acreage: 0.3664

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Highland Park Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was in the Original City Limits of San Antonio and zoned "B" Residence District. The current "R-4" Residential Single-Family District resulted from the conversion upon the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: RM-4 (Across IH-10)

Current Land Uses: IH-10, Single-Family Residential

Direction: East

Current Base Zoning: C-2

Current Land Uses: Church

Direction: South

Current Base Zoning: R-4, C-2

Current Land Uses: Single-Family Residential and Church Shop

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

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: East Drexel Avenue

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: IH-10 Frontage Road

Existing Character: Freeway

Proposed Changes: None known

Public Transit: There are two (2) bus stops in close proximity to the subject property. Bus Stop #49827 is on

the corner of East Drexel Avenue and South New Braunfels Avenue and runs along Bus Route 20. Bus Stop #54343 is on the corner of South Gevers Street and Rigsby Avenue and runs along Bus Routes 30 and 230.

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: A Church requires a minimum of one (1) parking space per eight (8) seats and a maximum of one (1) parking space per one and one-half (1.5) seats.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. Residential Single-Family District is described as single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center.

The subject property is located within a half (½)-mile from the New Braunfels Avenue Premium Transit Corridor.

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 Highlands Community Plan and is currently designated as “Public/Institutional” in the land use component of the plan. The requested “C-2” base zoning district with use as a church is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “R-4” base zoning district is appropriate for the surrounding area. There is single-family residential to the west of the property. The requested “C-2” is also appropriate for the surrounding area given that there is commercial zoning to the east of the subject property.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The requested zoning is would require a Type B buffer yard of fifteen (15) feet between residential zoning and

development. In this case, the church next door is requesting the change to create a consistent zoning throughout their property and zone the property appropriately for a parking lot.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The 0.3664 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

This request to rezone is to coordinate the zoning with the adjacent church for continued utilization as a church parking area.