



City of San Antonio

Agenda Memorandum

File Number: 17-2268

Agenda Item Number: Z-13.

Agenda Date: 4/6/2017

In Control: City Council A Session

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 35th 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 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 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.