



City of San Antonio

Agenda Memorandum

File Number:20-3615

Agenda Item Number: 6.

Agenda Date: 6/16/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z-2020-10700066

SUMMARY:

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

Requested Zoning: "C-2 IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 16, 2020

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: Iglesia de Cristo, LLC

Applicant: Bexar Engineers

Representative: Juan Rodriguez

Location: 103 Bailey Avenue and 107 Bailey Avenue

Legal Description: Lot 12 and Lot 13, Block 79, NCB 3347

Total Acreage: 0.370

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Highland Park Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The property is part of the original 36 Square Miles of San Antonio and was originally zoned "F" Local Retail District. The subject property converted from "F" Local Retail to "C-2" Commercial District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2"

Current Land Uses: Home

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Home

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Home

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Convenience Store

Overlay and Special District Information:

"AHOD"

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: South Hackberry Street

Existing Character: Second Arterial Type B

Proposed Changes: None Known

Thoroughfare: Bailey Avenue

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 32 and 232

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: "IDZ" as an overlay waives parking requirements.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of "C-2" Commercial District accommodates commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic. This district permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. This district promotes a broad range of commercial operations and services necessary for large regions of the city, providing community balance.

Proposed: The proposed "C-2 IDZ" overlay will allow for "C-2" Commercial District and accommodates commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic. This district permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. This district promotes a broad range of commercial operations and services necessary for large regions of the city, providing community balance.

The addition of the "IDZ" as an overlay waives parking requirements.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center and is not located within a 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 "Community Commercial" in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the future 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 established development pattern.

3. Suitability as Presently Zoned:

The existing "C-2" Commercial base zoning is an appropriate zoning district for the surrounding area. The base zoning will remain the same. The proposed "IDZ" is as an overlay to waive the minimum parking requirement.

4. Health, Safety and Welfare:

Staff has not found 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

Highlands Community Plan:

- Goal 2 Community Appearance and Neighborhood Character Improve the appearance of the community and maintenance of the commercial buildings while preserving the character of the Highlands neighborhoods.
 - Objective 2.2 Code Compliance and Safety Promote a clean and livable environment that enhances the appearance and safety of the Highlands neighborhoods.
 - Objective 2.3 Community Appearance and Aesthetics Improve the physical appearance and landscaping of the business districts and neighborhoods to enhance the pedestrian environment, add to the value of the area, and maintain the character of the Highlands neighborhoods

6. Size of Tract:

The subject property is 0.370 acres, which would adequately accommodate commercial uses.

7. Other Factors:

The applicant seeks the “IDZ” overlay to mitigate potential parking concerns in the future, The property is proposed for use as a church with church facilities.