



City of San Antonio

Legislation Details (With Text)

File #: 17-5397

Type: Zoning Case

In control: Zoning Commission

On agenda: 10/3/2017

Title: ZONING CASE # Z2017258 CD (Council District 5): A request for a change in zoning from "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor on Lot 13 and Lot 14, Block 104, NCB 6668, located at 619 SW 24th Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2017258 CD

SUMMARY:

Current Zoning: "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 3, 2017

Case Manager: Kayla Leal, Planner

Property Owner: Jesse and Stella Castillo

Applicant: Stella Castillo

Representative: N/A

Location: 619 SW 24th Street

Legal Description: Lot 13 and Lot 14, Block 104, NCB 6668

Total Acreage: 0.3737

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Prospect Hill Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was partly in the Original City Limits of San Antonio and part was annexed on August 3, 1944, established by Ordinance 1258. The property was zoned "R-1" Single Family Residence District and changed to "NC" Neighborhood Commercial District, established by Ordinance 94788, dated October 25, 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: C-1

Current Land Uses: Our Lady of the Lake University

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: C-2NA, C-3NA, C-1

Current Land Uses: Chapel, Vacant Building, Single-Family Residence

Direction: West

Current Base Zoning: R-6

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: SW 24th Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: San Fernando Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: The nearest bus stop (Stop #94237) is directly in front of the property and runs along Bus Routes 522 and 70 along SW 24th 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: A Tattoo Parlor/Studio requires a minimum of one (1) parking space per 300 square-foot of the Gross Floor Area (GFA) and a maximum of one (1) parking space per 200 square-foot of the GFA.

ISSUE:
None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. Neighborhood Commercial zoning provides small areas for offices, professional services, service and storefront retail uses; all designed in scale with surrounding residential development. Building size is limited to 3,000 square feet. Examples of permitted uses: animal and pet services, fitness/health club, antique store, apparel and accessory store, bookstore, bakery, florist, gift shop, professional offices, music store, convenience store, and restaurant.

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 Commerce-Houston 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 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 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 of the surrounding area. The property is already zoned commercial, and there are commercial uses currently within the building, so the rezoning to a conditional use for a tattoo parlor does not present evidence of likely adverse effects.

3. Suitability as Presently Zoned:

The existing “NC” base zoning district is appropriate for the surrounding area. There is single-family residential to the west and east of the property, making Neighborhood Commercial an appropriate zoning. With the property being on a corner location and SW 24th Street being a Secondary Arterial, changing the zoning to “C-2” base zoning district will also suit the property.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The nearest tattoo parlor is approximately 1.5 miles away from the subject property, so there is no sign of saturation of tattoo parlors in the area. The structure already exists and consists of commercial uses.

5. Public Policy:

The request does not appear to conflict with any public policy objective considering it is not located within any plan.

6. Size of Tract:

The 0.3737 acre site is of sufficient size to accommodate the proposed development. There is currently a commercial building on the property which contains suites.

7. Other Factors:

The conditional use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.