



City of San Antonio

Legislation Details (With Text)

File #: 13-1291

Type: Zoning Case

In control: City Council A Session

On agenda: 1/16/2014

Title: ZONING CASE # Z2013220 CD (District 5): An Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with a Conditional Use for an Office Warehouse on the south 75.6 feet of Lots 4 & 5, Block 1, NCB 2987 located at 215 Groveton. Staff and Zoning Commission recommend approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2013-220, 2. Z2013220 CD, 3. Z2013220_SP, 4. Draft Ordinance, 5. Ordinance 2014-01-16-0039

Date	Ver.	Action By	Action	Result
1/16/2014	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:

Zoning Case Z2013220 CD

SUMMARY:

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

Requested Zoning: "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with a Conditional Use for an Office Warehouse.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 03, 2013

Case Manager: Ernest Brown, Planner

Property Owner: Candid Rogers

Applicant: Candid Rogers

Representative: Candid Rogers

Location: 215 Groveton

Legal Description: The south 75.6 feet of Lots 4 & 5, Block 1, NCB 2987

Total Acreage: 0.075

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Roosevelt Park Neighborhood Association; Lavaca Neighborhood Association is located within 200 feet

Planning Team: Lone Star Community Plan (No Planning Team)

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned “D” Apartment District. In a 1991 City-initiated large-area case, the property was rezoned to “B-3NA” Non Alcohol Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “C-3NA” General Commercial Nonalcoholic District. In a 2009 City-initiated large-area case, the property was rezoned to “C-2NA” Commercial Nonalcoholic Sales District. The property was developed in 2005 with the construction of a 960 square foot retail building. The property is not platted in its current configuration.

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

Adjacent Zoning and Land Uses

Direction: East, North and West

Current Base Zoning: “C-2NA” and “C-3NA”

Current Land Uses: Vacant Commercial Structure, Railroad Right-of-Way, Warehouses and Parking

Direction: South

Current Base Zoning: “MF-33”

Current Land Uses: Single- and Multi-Family Residences

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.

Properties located west of the subject property are located within the “MC-1” Roosevelt Avenue Metropolitan Corridor, which provides site and building design standards for properties located along Roosevelt Avenue between St. Mary’s Street and Southeast Loop 410. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: Roosevelt Avenue

Existing Character: Secondary Arterial Type B; two lanes in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: Groveton and Hunstock Avenue

Existing Character: Local Streets; one lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 34 and 42 which operate along St. Mary Street/Roosevelt Avenue, and the 36 operating along South Presa Street.

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: Off-street vehicle parking requirements are typically determined by type of use and building size. The rezoning application refers to a “wine importing business” which will consist of office, storage, and distribution. For zoning purposes, the use is considered an Office Warehouse.

Minimum Parking Requirement: 1 space per 2,000 square feet of gross floor area; Maximum Parking Allowance: 1 space per 200 square feet of gross floor area.

The requisite Conditional Use site plan shows 6 parking spaces on the abutting lot that will be shared between the two buildings. The property owner will be required to submit a Cooperative Parking Plan with the neighboring property.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current commercial zoning; restricting future land uses to those permissible in a C-2 zoning district.

FISCAL IMPACT:

The zoning request is eligible for the Inner City Reinvestment Infill Policy fee waiver. The Development Services Department fees will be reimbursed through grant funding.

RECOMMENDATION:

Staff and Zoning Commission (8-0) 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 Lone Star Community Plan and is currently designated as Low Density Mixed Use in the future land use component of the plan. The requested “C-2P” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property area has long included a mix of industrial and residential uses, but is beginning to transition to lighter commercial and mixed use development.

3. Suitability as Presently Zoned:

The existing “C-2NA” zoning district is appropriate for the subject property, but is not consistent with the Lone Star Community Plan.

4. Health, Safety and Welfare:

Staff has found no evidence of negative impacts on the public health, safety or welfare of the surrounding community.

5. Public Policy:

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

6. Size of Tract:

The subject property measures 0.075 of an acre in size, which is sufficient to accommodate the proposed office warehouse. The size of the property will serve to limit the intensity of the proposed use.

7. Other Factors:

None.