



City of San Antonio

Legislation Details (With Text)

File #: 17-1932

Type: Zoning Case

In control: Zoning Commission

On agenda: 3/7/2017

Title: ZONING CASE # Z2017063 (Council District 5): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2P" Commercial Pedestrian District on 0.37 acres out of NCB 2986, located in the 100 Block of Groveton. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2017063 Site Plan, 2. Z2017063 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2017063

SUMMARY:

Current Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2P" Commercial Pedestrian District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 7, 2017

Case Manager: Erica Greene, Planner

Property Owner: Dan Kachtik

Applicant: Dan Kachtik

Representative: Dan Kachtik

Location: 100 Block of Groveton Street

Legal Description: 0.37 acres out of NCB 2986

Total Acreage: 0.37

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was part of the original 36 square miles of the City and was previously zoned "L" First Manufacturing District. A 1991 case, Ordinance #74924, zoned the subject property as "B-3NA" Business Non-Alcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3NA" General Commercial Nonalcoholic Sales District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: UZROW

Current Land Uses: Railroad ROW

Direction: West

Current Base Zoning: C-3 NA

Current Land Uses: Parking Lot

Direction: South

Current Base Zoning: MF-33

Current Land Uses: Multi-Family Housing

Direction: East

Current Base Zoning: C-3 NA

Current Land Uses: Warehouse

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: Groveton Street

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Hunstock Ave

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Presa Street

Existing Character: Secondary Arterial

Proposed Changes: None

Public Transit: The nearest VIA bus route is #42 within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. Infill Development (IDZ) is exempt from TIA requirements.

Parking Information: The “IDZ” Infill Development Zone District waives off-street vehicle parking requirements.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning.

FISCAL IMPACT:

None.

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 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 “IDZ” Infill Development Zone base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Properties within 200 feet of the subject property include a mix of community commercial and residential uses.

3. Suitability as Presently Zoned:

The current “C-3NA” base zoning district is not appropriate for the subject property’s location. The zoning district is not consistent with the Low Density Mixed Use land use. The requested zoning district of “IDZ” for uses permitted in “C-2P” is appropriate for the subject property’s location.

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 applicant proposes a fitness center on the subject property. The subject property will act as a buffer between the Union Pacific railroad to the north and the multi-family properties to the south. The rezoning request does not appear to conflict with land use goals and strategies of the Lone Star Community Plan to

attract/ retain office, retail, and service uses through zoning and development incentives.

6. Size of Tract:

The subject property totals 0.37 acres in size, which should reasonably accommodate the uses permitted in "IDZ" Infill Development Zone District for uses permitted in "C-2P" Commercial Pedestrian District.

7. Other Factors:

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings of structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.