



City of San Antonio

Legislation Details (With Text)

File #: 19-2380

Type: Zoning Case

In control: Zoning Commission

On agenda: 3/5/2019

Title: (Continued from 02/19/19) ZONING CASE # Z-2018-900084 (Council District 1): A request for a change in zoning from "I-1 S RIO-7D AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District with Specific Use Authorization for Candle Manufacturing to "MF-65 RIO-7D AHOD" High Density Multi-Family River Improvement Overlay Airport Hazard Overlay District on 1.4457 acres out of NCB 921, located at 918 South Laredo Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z-2018-900084

SUMMARY:

Current Zoning: "I-1 S RIO-7D AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District with Specific Use Authorization for Candle Manufacturing

Requested Zoning: "MF-65 RIO-7D AHOD" High Density Multi-Family River Improvement Overlay Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 5, 2019. This case is continued from the February 19, 2019 hearing.

Case Manager: Marco Hinojosa, Planner

Property Owner: GTRE NO 110, LLC

Applicant: GTRE NO 110, LLC

Representative: Patrick Christensen

Location: 918 South Laredo Street

Legal Description: 1.4457 acres out of NCB 921

Total Acreage: 1.4457

Notices Mailed

Owners of Property within 200 feet: 98

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Office of Historic Preservation; Planning Department

Property Details

Property History: The subject property is part of the original 36 square miles of the City of San Antonio. The property was rezoned from "C-3 NA" General Commercial Non-Alcoholic Sales District to "I-1" S General Industrial District with a Specific Use Authorization for Candle Manufacturing by Ordinance 2007-04-05-0385, dated April 5, 2007.

Topography: A portion of the property is within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3NA"

Current Land Uses: Warehouse

Direction: East

Current Base Zoning: "I-1", "C-3NA", "MF-33"

Current Land Uses: Auto Machine Shop, Multi-Family Dwelling and San Pedro Creek

Direction: South

Current Base Zoning: "C-3NA"

Current Land Uses: Hotel

Direction: West

Current Base Zoning: "C-3NA" and "C-2CD"

Current Land Uses: Vacant Property and Animal Daycare

Overlay and Special District Information:

"RIO"

All surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

"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 Laredo Street

Existing Character: Primary Arterial Type A

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property. Routes served: 11, 43, 44, 67, 243, 251 and 275

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: The minimum parking requirements for a multi-family dwelling is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district of "I-1". This district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines. These districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required. Examples of permitted uses include: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Downtown Regional Center and half a mile of a Premium Transit Corridor

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 Neighborhood Plan, and is currently designated as "High Density Mixed Use" in the future land use component of the plan. The requested "MF-65" High Density Multi-Family 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. Allowing the change in zoning will downzone the General Industrial zoning district, which is currently inappropriate next to multi-family uses and San Pedro Creek.

3. Suitability as Presently Zoned:

The current “I-1” General Industrial district is not appropriate for the subject property’s location. Industrial next multi-family uses and water systems are against best planning practices.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Lone Star Community Plan.

Lone Star Community Plan Relevant Goals and Objectives:

- LU-1: Establish performance standards for industrial uses. Phase out industrial uses that do not comply with performance standards with a combination of zoning changes and relocation assistance.
- LU-2: Incorporate site and building design principles including attractive and functional streetscapes, inviting public spaces, creative design and material selection, sustainable development techniques, and a mix of uses into new development and redevelopment projects.

6. Size of Tract:

The subject property totals 1.4655 acres in size, which reasonably accommodates high density multi-family uses.

7. Other Factors:

This zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.

This property is located in RIO-7D. Any proposed exterior alterations associated with the proposal will require approval from the Historic and Design Review Commission. Approval of a site plan submitted as part of a zoning application and the approval of the zoning change does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. To date, no application has been made to the Historic and Design Review Commission for this project.

The applicant is proposing 95 units for the development.