



City of San Antonio

Agenda Memorandum

File Number:14-402

Agenda Item Number: Z-11.

Agenda Date: 3/20/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2014074

SUMMARY:

Current Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Party House/Reception Hall/Ballroom and Meeting Facility with Catering

Requested Zoning: "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 18, 2014

Case Manager: Tony Felts, Planner

Property Owner: P7/Sealy 9315 Broadway Owner, LP (by Scott P. Sealy, Manager and James Cook, Operating Member Representative)

Applicant: M. Robb La Montagne

Representative: Keooura Sanavong

Location: 9315 Broadway

Legal Description: A 1.862 acre portion of Lot 1, NCB 14088

Total Acreage: 1.862

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: None

Planning Team: San Antonio International Airport Vicinity - No Planning Team

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned "E" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "O-2" High-Rise Office District. In a 2005 case, the property was rezoned to the current "C-2 S" Commercial District with a Specific Use Authorization for a Party House/Reception Hall/Ballroom and Meeting Facility with Catering.

The subject property is a portion of a platted lot that was platted into its current configuration in 1967. The subject property is developed with a commercial building that was constructed in 1982. The building is currently vacant, but previously housed a ballroom. The remainder of the lot not subject to this application has an "I-1" General Industrial base zoning district and is currently developed as flex space warehousing.

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

Adjacent Zoning and Land Uses

Direction: North, West, Southwest and South

Current Base Zoning: "C-2", "O-2" and "I-1"

Current Land Uses: Moving and Storage Company, Roofing Contractor, Warehouses, Offices, Church and Restaurant

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-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.

Transportation

Thoroughfare: Broadway

Existing Character: Primary Arterial Type A; two lanes in each direction with a center turn lane and sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 9, which operates along Broadway with multiple stops in the immediate vicinity of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required, but may be deferred. A traffic engineer must be present at the Zoning Commission hearing.

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to a vocational school.

Off-street vehicle parking requirements for a vocational school are a minimum of 1 space per 4 students, and a

maximum of 1 space per 2 students.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the existing “C-2 S” Commercial with a Specific Use Authorization for a Party House/Reception Hall/Ballroom and Meeting Facility with Catering base zoning district and development of the proposed vocational school would be prohibited.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff recommends approval. Zoning Commission recommendation pending the March 18, 2014 public hearing.

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 San Antonio International Airport Vicinity Land Use Plan and is designated as Light Industrial in the future land use component of the plan. The proposed “C-3R” base zoning district is consistent with the adopted future 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 immediate vicinity consists of a mix of uses and zoning districts, including single-family residential, commercial, and industrial.

3. Suitability as Presently Zoned:

Both the current and requested zoning districts are appropriate for the subject property and surrounding properties; however, the current “C-2” base zoning district is not consistent with the adopted land use designation.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare. No new construction is proposed.

5. Public Policy:

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

6. Size of Tract:

The subject property is 1.862 acres in size, which should reasonably accommodate the uses permitted in the “C-3R” zoning district.

7. Other Factors:

None.