



City of San Antonio

Legislation Details (With Text)

File #: 16-2530
Type: Zoning Case
In control: Zoning Commission
On agenda: 4/19/2016
Title: ZONING CASE # Z2016129 S (Council District 5): A request for a change in zoning from "I-1 AHOD" Industrial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Party House/Reception Hall/Meeting Facility on 0.1381 acres out of NCB 2899, located at 1811 South Laredo Street. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016-129 Location Map, 2. Z2016-129 S Site Plan

| Date | Ver. | Action By | Action | Result |
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2016129 S

SUMMARY:
Current Zoning: "I-1 AHOD" Industrial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 19, 2016

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Carielo Realty Development

Applicant: Andrew Wallace

Representative: Scott Dye, P.E.

Location: 1811 South Laredo Street

Legal Description: 0.1381 acres out of NCB 2899

Total Acreage: 0.1381

Notices Mailed

Owners of Property within 200 feet: 3

Registered Neighborhood Associations within 200 feet: Avenida Guadalupe and Collins Garden
Neighborhood Associations

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The subject property was part of the City of San Antonio's original boundaries in 1938 and was originally zoned "M" Second Manufacturing District. A 1992 zoning case was approved by City Council with Ordinance 75720 to change the "M" zoning to the current "I-1" Industrial District.

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: I-1

Current Land Uses: Office and Light Industrial Uses

Direction: South

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

Current Land Uses: Office and Light Industrial Uses

Direction: East

Current Base Zoning: I-1

Current Land Uses: Office and Light Industrial Uses

Direction: West

Current Base Zoning: I-1

Current Land Uses: Office and Light Industrial Uses

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: Laredo Street

Existing Character: Minor Street,

Proposed Changes: None known

Public Transit: The VIA # 67 bus route operates along South Laredo.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed

development does not exceed the threshold requirements.

Parking Information: The Party House/Reception Hall/Meeting Facility use is an accessory use to the current office building for the future Maestro Entrepreneur Center, a small business development center. No additional parking is required.

ISSUE:

None.

ALTERNATIVES:

Denial of the proposed zoning will result in the subject property retaining the “I-1” base zoning district.

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 subject property is located within the Guadalupe Westside Community Plan and is currently designated as “Community Commercial”. The requested base zoning district of “C-2” is consistent with the current land use category.

2. Adverse Impacts on Neighboring Lands:

The granting of the zoning change request will not have an adverse impact on the neighboring lands. The current "I-1" Industrial District is not in character with surrounding uses.

3. Suitability as Presently Zoned:

Although the current "I-1" Industrial District is appropriate for the area, the rezoning request will allow less intense uses than the existing "I-1" Industrial District. The area is in transition and previous industrial uses such as the Peanut Factory have been redeveloped to uses that are oriented to community uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The "C-2" Commercial District permits general commercial activities designed to serve the community. No outdoor storage or display of goods shall be permitted.

5. Public Policy:

The zoning request and proposed use is in accordance with the goal of the Guadalupe Westside Community Plan to provide support to help businesses remain viable and grow.

6. Size of Tract:

The property is of sufficient size to accommodate the proposed use and required parking.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique

characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations.