



City of San Antonio

Legislation Details (With Text)

File #: 16-5255

Type: Zoning Case

In control: City Council A Session

On agenda: 10/20/2016

Title: ZONING CASE # Z2016241 S (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 H AHOD" Commercial Lavaca Historic Airport Hazard Overlay District to "C-2 S H AHOD" Commercial Lavaca Historic Airport Hazard Overlay District with Specific Use Authorization for an Extended Stay Hotel/Timeshare/Corporate Apartment on Lot 11, Block 1, NCB 719, located at 716 S Presa Street. Staff and Zoning Commission recommend Approval with a condition.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016241 S_SP, 2. Z2016241 S Minutes, 3. Z2016-241 Location Map, 4. Ordinance 2016-10-20-0828

Date	Ver.	Action By	Action	Result
10/20/2016	1	City Council A Session	Motion to Appr w Cond	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2016241 S

SUMMARY:

Current Zoning: "C-2 H AHOD" Commercial Lavaca Historic Airport Hazard Overlay District

Requested Zoning: "C-2 S H AHOD" Commercial Lavaca Historic Airport Hazard Overlay District with Specific Use Authorization for an Extended Stay Hotel/Timeshare/ Corporate Apartment

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 4, 2016

Case Manager: Ernest Brown, Planner

Property Owner: 716 S Presa Partners, LLC (Nathan P. Ross, President)

Applicant: 716 S Presa Partners, LLC (Nathan P. Ross, President)

Representative: Kaufman and Killen, Inc.

Location: 716 S Presa Street

Legal Description: Lot 11, Block 1, NCB 719

Total Acreage: 0.3035

Notices Mailed

Owners of Property within 200 feet: 36

Registered Neighborhood Associations within 200 feet: Lavaca Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was zoned "J" Commercial District. In 1991 the subject property rezoned to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The subject property is not platted in its current configuration. It is developed with approximately 6,280 square feet of apartment building.

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: C-2, RM-4

Current Land Uses: Salon, Apartments, Duplex, Single-Family Residence

Direction: East

Current Base Zoning: RM-4

Current Land Uses: Duplex, Single-Family Residence

Direction: South

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

Current Land Uses: Restaurant, Bar, Gallery, Office

Direction: West

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

Current Land Uses: Parking Lot, Office, Office, Boutique, Retail, Cleaners

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.

The surrounding properties are located in the Lavaca Historic District, which was adopted in 2001. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Transportation

Thoroughfare: South Presa Street

Existing Character: Secondary Arterial, Type B

Proposed Changes: None known

Thoroughfare: San Arturo, Callaghan Ave, Leigh Street

Existing Character: Local, Type A

Proposed Changes: None known

Public Transit: The nearest VIA route to the subject property is the 36 and 242 operates 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 the type of use and building size. The zoning application refers to a Hotel.

Minimum Parking Requirement: 0.8 per room plus 1 per 800 square feet of public meeting area and restaurant space;

Maximum Parking Requirement: 1 per room plus 1 per 800 square feet of public meeting area and restaurant space.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) 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 Lavaca Neighborhood Plan and is currently designated as Mixed Use in the future land use component of the plan. The proposed “C-2” base zoning district is consistent with the 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.

3. Suitability as Presently Zoned:

The existing “C-2” base zoning district is consistent with surrounding zoning and uses.

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

6. Size of Tract:

The subject property measures 0.3035 acres and is sufficient for the proposed request.

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 may, under the right set of circumstances and conditions be acceptable in certain specific locations.

Staff recommends the following conditions if approved:

1. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90-degree or less cut-off fixtures.