



City of San Antonio

Agenda Memorandum

File Number:15-3855

Agenda Item Number: Z-4.

Agenda Date: 8/6/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2015212

SUMMARY:

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

Requested Zoning: "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 16, 2015

Case Manager: Ernest Brown, Planner

Property Owner: Pace Exhibitions LLC (by Rick Moore, President)

Applicant: Rick Moore (Pace Exhibitions LLC)

Representative: Trey Jacobson (Golden Steves Cohen & Gordon LLP)

Location: 142 thru 152 Camp Street

Legal Description: Lot 2, Block 5, NCB 2561

Total Acreage: 1.543

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: NA

Planning Team: Lone Star Planning Team-1

Applicable Agencies: NA

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was zoned "L" First Manufacturing District. In 1991 the subject property was rezoned to "I-1" Light Industrial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial zoning district. In 1950 a 14,387 square feet Office/Warehouse structure was developed on the property. The subject property was platted in its current configuration in 2009 as described by deed and plat records (volume 9601, page 80 of the Deed and Plat Records of Bexar County, Texas).

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: I-1

Current Land Uses: Vacant, Single-Family Resident

Direction: East

Current Base Zoning: IDZ

Current Land Uses: Lofts, Parking

Direction: South

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

Current Land Uses: Office Buildings

Direction: West

Current Base Zoning: C-3NA

Current Land Uses: Vacant, Post Office

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: Camp Street

Existing Character: Local, Type A; one lane each direction

Proposed Changes: None known

Thoroughfare: South Alamo Street

Existing Character: Secondary Arterial, Type A; Two lanes each direction with center turn lane

Proposed Changes: None known

Public Transit: VIA transit route 43, 44, and 62 east of the subject property are the nearest transit routes and operate along South Flores Street.

Traffic Impact: A Traffic Impact Analysis (TIA) report 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 Exhibition Gallery or a Museum.

Minimum Parking Requirement: 1 per 1,000 square feet of Gross Floor Area (GFA);
Maximum Parking Requirement: 1.5 per 1,000 square feet of Gross Floor Area (GFA).

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 (8-0) recommend Approval.

The subject 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 Lone Star Community Plan and is currently designated as High Density Mixed Use in the land use component of the plan. The requested “O-1.5” Mid-Rise Office zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on the neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “I-1” base zoning district is not appropriate for the surrounding area.

4. Health, Safety and Welfare:

Staff has not found any likely 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 1.543 acre site is sufficient size to accommodate the proposed development.

7. Other Factors:

“O-1.5” Mid-Rise Office zoning district is intended to allow for taller and mid-rise office buildings or campuses. Building size in an “O-1.5” district is unlimited; however any building in an “O-1.5” district shall not exceed a maximum height of sixty (60) feet or five (5) stories.

