

CASE NO: Z2006123

Staff and Zoning Commission Recommendation - City Council

Date: June 15, 2006

Zoning Commission Meeting Date: May 16, 2006

Council District: 5

Ferguson Map: 616 D7

Appeal:

Applicant:

Owner:

SAY SI

SAY SI

Zoning Request: From "I-2" Heavy Industrial District to "IDZ" Infill Development Zone

Part of tract E Arb. E 1, NCB A-14

Property Location: 1518 South Alamo Street

Proposal: To operate a community arts facility

Neighborhood Association The King William Neighborhood Association is within 200 feet.

Neighborhood Plan: South Central San Antonio Community Plan

Traffic Impact Analysis:

A Traffic Impact Analysis is not required

Staff Recommendation:

Consistent.

The South Central Community Plan calls for Light Industrial at this location. The Light Industrial land-use classification allows office and limited retail uses.

Approval.

The subject property is located at the intersection of Probandt Street and South Alamo Street (both of which are collector streets). There is I-2 zoning to the north and south and west, with C-2 zoning across the street to the east. The surrounding land-uses consist of the Pioneer Flour Company to the north; a tavern and restaurant to the south; the Bluse Star Arts Complex to the east; and a Salvation Army warehouse to the west.

The subject property currently contains a large vacant warehouse. The applicant, Say Si, is currently a tenant at the Blue Star Arts Complex, which is located across the street to the east. The proposed use is a multi-purpose arts facility that will include studio, office and retail uses. IDZ zoning will allow all of the proposed uses and would be beneficial for this area.

The subject property is north of the proposed Lone Star Area rezoning, which was initiated by City Council in 2005.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Rudy Nino, Jr. 207-8389

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

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ZONING CASE NO. Z2006123 – May 16, 2006

Applicant: SAY SI

Zoning Request: "I-2" Heavy Industrial District to "IDZ" Infill Development Zone District.

Jon Hinojosa, 1414 S. Alamo, #103, Executive Director of SAY SI, stated they are a 12-year-old arts organization that is currently a tenant in the Blue Star Complex. He stated they are requesting this change in zoning to allow for a community art facility.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from People Active in Community Efforts.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Rodriguez and seconded by Commissioner Martinez to find consistency with the neighborhood plan.

(A verbal vote was taken.)

AYES: Avila, Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill,
Wright, Martinez, Stribling, Gray

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Rodriguez and seconded by Commissioner Marshall to recommend approval.

1. Property is located on part of Tract E, Arb E1, NCB A14 at 1518 South Alamo Street.
2. There were 11 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

Z2006123

**AYES: Avila, Robbins, Rodriguez, Westheimer, Gadberry, Marshall, Sherrill,
Wright, Martinez, Stribling, Gray**

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.