



City of San Antonio

Legislation Details (With Text)

File #: 16-4020

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/19/2016

Title: ZONING CASE # Z2016189 (Council District 3): A request for a change in zoning from "R-20" Residential Single-Family District to "C-2" Commercial District on 1.89 acres out of NCB 10762, located at 4438 Wildt Road. Staff recommends Denial. (Associated Plan Amendment 16053)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2016189
(Associated Plan Amendment 16053)

SUMMARY:

Current Zoning: "R-20" Residential Single-Family District

Requested Zoning: "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 19, 2016

Case Manager: Erica Greene, Planner

Property Owner: Don Clausen

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 4438 Wildt Road

Legal Description: 1.89 acres out of NCB 10762

Total Acreage: 1.89 acres

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Comanche Community Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "A" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-5" Residential Single Family. A 2014 case, Ordinance #2014-06-05-0401, zoned the subject property as "R-20" Residential Single-Family District.

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: R-20, C-1

Current Land Uses: Vacant Land, Auto Glass Shop

Direction: West

Current Base Zoning: R-20

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: R-20

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: C-1 CD

Current Land Uses: Self Service Storage

Overlay and Special District Information: None

Transportation

Thoroughfare: Wildt Road

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: S WW White Road

Existing Character: Primary Arterial Type A

Proposed Changes: None

Public Transit: The nearest VIA bus routes are #5 and 30 within walking distance of the subject property.

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: Storage: Self-Service Storage requires a minimum of 4 spaces plus 2 for manager's quarters GFA and a maximum of N/A.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-20" Residential Single-Family District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is located within the Eastern Triangle Community Plan, and is currently designated as Low Density Residential in the future land use component of the plan. The requested "C-2" Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the land use from Low Density Residential to Community Commercial. Applicant amended the request to Neighborhood Commercial. Staff recommends denial of the amended plan amendment request. Planning Commission recommends approval.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current "R-20" base zoning district is appropriate for the subject property's location. The requested zoning district of "C-2" is not appropriate for the subject property's location due to further encroachment of commercial uses into the residential neighborhood.

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 rezoning request does not support the Eastern Triangle Community Plan objectives of community pride and attitude and having a well maintained community with a diverse housing stock that meets the needs of current and future residents through all stages of life.

6. Size of Tract:

The subject property totals 1.89 acres in size, which should reasonably accommodate the uses permitted in "C-2" Commercial District.

7. Other Factors:

The applicant is proposing a self-storage facility. The properties that are located around the subject property include several single-family residences along with commercial businesses to the north of the property. The request to rezone the subject property will not make the land uses more compatible with one another due to encroachment into the surrounding neighborhood.