



City of San Antonio

Legislation Details (With Text)

File #: 15-2726

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/21/2015

Title: ZONING CASE # Z2015169 CD S (Council District 3): A request for a change in zoning from “R-5” Residential Single-Family District, “RM-4” Residential Mixed District, “O-2” High Rise Office District, “C-2” Commercial District, “C-2NA” Commercial Non-Alcoholic Sales District, “C-3” General Commercial District, “C-3R” General Commercial Restrictive Alcohol Sales District, “MF-33” Multi-Family District, “C-3NA” General Commercial Non-Alcoholic Sales District, “I-1” General Industrial District, “I-2” Heavy Industrial District, and “C-2 NA CD” Commercial Non-Alcoholic Sales District with a Conditional Use for Lawnmower Sales and Service to “R-5” Residential Single-Family District, “R-20” Residential Single-Family District, “NP-8” Neighborhood Preservation District, “NP-10” Neighborhood Preservation District, “NP-15” Neighborhood Preservation District, “C-1” Light Commercial District, “C-2” Commercial District, “C-3” General Commercial District, “L” Light Industrial District, “C-2 CD” Commercial District with a Conditional use for Self Service Storage and Vehicle Rental, “C-2 CD” Commercial District with a Conditional Use for Auto Muffler Installation and Sales, “C-2 CD” Commercial District with a Conditional Use for Feed, Seed, Fertilizer Sales, “C-2 CD” Commercial District with a Conditional Use for Auto and Light Truck Repair, “C-2 CD” Commercial District with a Conditional Use for Lumber and Building Materials, “C-2 CD” Commercial District with a Conditional Use for Tattoo Parlor, “C-2 CD” Commercial District with a Conditional Use for Motor Vehicle Sales (Full Service), “C-2 S” Commercial District with a Specific Use Authorization for Specified Financial Institution, “C-1 CD” Light Commercial District with a Conditional Use for Motor Vehicle Sales (Full Service), “C-3 S” General Commercial District with a Specific Use Authorization for Construction Contractor Facility, “C-1 CD” Light Commercial District with a Conditional Use for Auto and Light Truck Repair, “C-1 CD” Light Commercial District with a Conditional Use for Funeral Home, “C-1 CD” Light Commercial District with a Conditional Use for Beverage Retail Sales (Liquor Store), “RM-4 CD” Residential Mixed District with a Conditional Use for a Non-Commercial Parking Lot, and “R-5 CD” Residential Single-Family District with a Conditional Use for a Non-Commercial Parking Lot on Multiples Properties. Generally bound by South WW White Road to the west, Rigsby Avenue to the north, Loop 410 to the east, and East Southcross Boulevard to the south.

Sponsors:

Indexes:

Code sections:

Attachments: 1. EasternTriangle Phase 1B North 8 5x11, 2. EasternTriangle Phase 1B South 8 5x11

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT:
Zoning Case Z2015169 CD S

SUMMARY:

Current Zoning: “R-5” Residential Single-Family District, “RM-4” Residential Mixed District, “O-2” High Rise Office District, “C-2” Commercial District, “C-2NA” Commercial Non-Alcoholic Sales District, “C-3” General Commercial District, “C-3R” General Commercial Restrictive Alcohol Sales District, “MF-33” Multi-Family District, “C-3NA” General Commercial Non-Alcoholic Sales District, “I-1” General Industrial District, “I-2” Heavy Industrial District, and “C-2 NA CD” Commercial Non-Alcoholic Sales District with a Conditional Use for Lawnmower Sales and Service

Requested Zoning: “R-5” Residential Single-Family District, “R-20” Residential Single-Family District, “NP-8” Neighborhood Preservation District, “NP-10” Neighborhood Preservation District, “NP-15” Neighborhood Preservation District, “C-1” Light Commercial District, “C-2” Commercial District, “C-3” General Commercial District, “L” Light Industrial District, “C-2 CD” Commercial District with a Conditional use for Self Service Storage and Vehicle Rental, “C-2 CD” Commercial District with a Conditional Use for Auto Muffler Installation and Sales, “C-2 CD” Commercial District with a Conditional Use for Feed, Seed, Fertilizer Sales, “C-2 CD” Commercial District with a Conditional Use for Auto and Light Truck Repair, “C-2 CD” Commercial District with a Conditional Use for Lumber and Building Materials, “C-2 CD” Commercial District with a Conditional Use for Tattoo Parlor, “C-2 CD” Commercial District with a Conditional Use for Motor Vehicle Sales (Full Service), “C-2 S” Commercial District with a Specific Use Authorization for Specified Financial Institution, “C-1 CD” Light Commercial District with a Conditional Use for Motor Vehicle Sales (Full Service), “C-3 S” General Commercial District with a Specific Use Authorization for Construction Contractor Facility, “C-1 CD” Light Commercial District with a Conditional Use for Auto and Light Truck Repair, “C-1 CD” Light Commercial District with a Conditional Use for Funeral Home, “C-1 CD” Light Commercial District with a Conditional Use for Beverage Retail Sales (Liquor Store), “RM-4 CD” Residential Mixed District with a Conditional Use for a Non-Commercial Parking Lot, and “R-5 CD” Residential Single-Family District with a Conditional Use for a Non-Commercial Parking Lot

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 21, 2015

Case Manager: John R. Osten, Sr. Planner

Property Owner: Multiple

Applicant: City of San Antonio

Representative: City of San Antonio

Location: Generally bound by South WW White Road to the west, Rigsby Avenue to the north, Loop 410 to the east, and East Southcross Boulevard to the south.

Legal Description: 522.78 acres out of NCB 10758, NCB 10763, NCB 10777, NCB 12778, NCB 12779, NCB 10780, NCB 10849, NCB 10850, NCB 10851, NCB 10852, NCB 12888, NCB 12889, NCB 12891, NCB 12892, NCB 12893, NCB 12894, NCB 12895, NCB 12896, NCB 12897, NCB 12898, NCB 12899, NCB 12900, NCB 12901, NCB 12902, NCB 12903, NCB 12904, NCB 12905, NCB 12906, NCB 12907, NCB 12908, NCB 12909, NCB 12910, NCB 12913, NCB 12914, NCB 12917, NCB 12921, NCB 12922, NCB 12923, NCB 12924, NCB 12925, NCB 12926, NCB 12927, NCB 12928, NCB 12929, NCB 12930, NCB 12931, NCB 12932, NCB 12933, NCB 12937, NCB 12938, NCB 12939, NCB 12940, NCB 12941, NCB 12942, NCB 12943, NCB 12944, NCB 12945, NCB 12947, NCB 12948, NCB 12949, NCB 12950, NCB

12951.

Total Acreage: 522.78

Notices Mailed

Owners of Property within 200 feet: Multiple

Registered Neighborhood Associations within 200 feet: Lower Southeastside Association and Jupe Manor Neighborhood Association. Dellcrest Neighborhood Association, Pecan Valley Neighborhood Association and Commenche Community Association located within 200 feet

Planning Team: Eastern Triangle Planning Team

Applicable Agencies: N/A

Property Details

Property History: The subject property is located within the boundaries of the Eastern Triangle Community Plan, which was adopted by City Council in 2009. Council also directed staff to initiate the rezoning of the area to implement the future land use plan. The area has been carved into 5 areas. The first phase began in 2012 with community meetings. Phase 1A, which is the west side of W.W. White Road was approved by City Council in June 2014. This phase is Phase 1B.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North, South, East and West

Current Base Zoning: Various

Current Land Uses: Various

Overlay and Special District Information: None of the surrounding properties carry zoning overlay district.

Transportation

Thoroughfare: Rigsby Avenue

Existing Character: Primary Arterial Type A; 2 lanes in each direction, a turn lane, and sidewalks on each side

Proposed Changes: None known

Thoroughfare: South W W White Road

Existing Character: Primary Arterial Type A; 2 lanes in each direction, a turn lane, and sidewalks on each side

Proposed Changes: None known

Thoroughfare: East Southcross Boluvar

Existing Character: Secondary Arterial Type A; 2 lanes with bike lanes in each direction, and sidewalks on each side

Proposed Changes: None known

Thoroughfare: Southeast Loop 410

Existing Character: Expressway; 2 lanes in each direction and access roads in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the number 28, 30 and 515 lines, which operate along Rigsby Avenue, South W W White Road and East Southcross Boulevard.

Traffic Impact: No traffic impact analysis is required.

Parking Information: No impact is expected.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject properties retaining the current zoning classifications.

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 area is located within the Eastern Triangle Plan, and is identified with various land uses in the future land use component of the plan. The requested base zoning districts are consistent with the adopted land use designations. Staff has also recommended conditional uses and specific use authorizations, where applicable, to prevent nonconforming uses from occurring, and keep the base district consistent with the future Land Use Plan.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

Most of the existing nonresidential zoning districts are not consistent with the Eastern Triangle Community Plan and its Land Use map. Similarly, many of the residential zoning districts are not the most appropriate districts based on the lot sizes. There are multiple lots along the major corridors with high-intensity zoning districts such as “C-3”, “L” and “I-1”. The Community Plan’s Land Use designation of Neighborhood Commercial and Community Commercial prevents locating zoning districts with such intensities. Similarly, most of the lots are over 5,000 square feet; which makes them eligible for more appropriate zoning districts of “NP-8”, “NP-10” and “NP-15”.

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 existing zoning districts are neither consistent nor the most appropriate for the adopted land use designations.

6. Size of Tract:

The subject area is 522.78 acres.

7. Other Factors:

None.