



City of San Antonio

Legislation Details (With Text)

File #: 18-4113

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/3/2018

Title: ZONING CASE # Z2018257 (Council District 3): A request for a change in zoning from "RE" Residential Estate District to "C-2" Commercial District on 18.408 acres out of CB 4167, generally located at Loop 1604 and South Flores Road. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2018257

SUMMARY:

Current Zoning: "RE" Residential Estate District

Requested Zoning: "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 3, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Lonesome Dove Investment Group, LLC

Applicant: MBS Development Services, LLC

Representative: Mark S. Brown

Location: 3700 block of South Loop 1604

Legal Description: 18.408 acres out of CB 4167

Total Acreage: 18.408

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: TXDOT

Property Details

Property History: The subject property was annexed into the City of San Antonio on November 10, 2016, established by Ordinances 2011-11-10-0881 and 2011-11-10-0883 and was zoned the current "RE" Residential Estate District.

Topography: There is a portion of the subject property located within the 100-year Floodplain, and the entire subject property is located within the Medina River Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2

Current Land Uses: Vacant Land and Elementary School

Direction: East

Current Base Zoning: I-2, OCL

Current Land Uses: FMC Technologies and Vacant Land

Direction: South

Current Base Zoning: R-5

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: C-2, R-5

Current Land Uses: Vacant Land and TSI Flow Products

Overlay and Special District Information: None

Transportation

Thoroughfare: South Loop 1604 East

Existing Character: Freeway

Proposed Changes: None known

Public Transit: There are no nearby Routes.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is required. The traffic generated by the proposed development does exceed the threshold requirements.

Parking Information: Commercial zoning allows a variety of uses, all of which have their own respective parking requirements. Parking requirements can be found in the Unified Development Code, as per Table 526-3b.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The base zoning district “RE” permits single-family dwellings (detached) with a minimum lot size of one acre (43,560 square feet) and a minimum lot width of 120 feet, accessory dwelling, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center nor a Premium Transit Corridor.

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 property is located within the Heritage South Sector Plan and is currently designated “Suburban Tier” in the land use component of the plan. The requested “C-2” base zoning district is consistent with the with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on 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 “RE” is appropriate for the surrounding area. The area is growing and near two freeways Loop 1604 and Highway 37. There is an elementary school across the street, so there is a need for commercial uses in this area.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. There is “I-2” zoning to the east of the subject property, however they would need to impose a buffer yard of forty (40) feet which would mitigate likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The request does appear to conflict with any public policy objective. The future land use for the subject property is “Suburban Tier” in the Heritage South Sector Plan, which is consistent with the proposed base zoning district “C-2.”

6. Size of Tract:

The 18.408 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.