



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-1747

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 2/15/2018

**Title:** ZONING CASE # Z2018002 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-2 S" Commercial District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities, "C-2 EP-1 S" Commercial Facility Parking/Traffic Control Overlay District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities to "C-3 EP-1" General Commercial Facility Parking/Traffic Control Overlay District on 42.443 acres out of NCB 10578 and "MF-33 EP-1" Multi-Family Facility Parking/Traffic Control Overlay District on 14.985 acres out of NCB 10578, located at 856 Gembler Road, 827 Richland and 4007 East IH 10. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case 18001) (Continued from January 18, 2018)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Ordinance Initiating Rezoning, 3. Zoning Minutes, 4. Draft Ordinance, 5. Field Notes C-3, 6. Field Notes MF-33, 7. Ordinance 2018-02-15-0124

Date	Ver.	Action By	Action	Result
2/15/2018	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2018002  
(Associated Plan Amendment PA 18001)

**SUMMARY:**

**Current Zoning:** "C-2 S" Commercial District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities, "C-2 EP-1 S" Commercial Facility Parking/Traffic Control Overlay District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities

**Requested Zoning:** "C-3 EP-1" General Commercial Facility Parking/Traffic Control Overlay District on 42.443 acres out of NCB 10578 and "MF-33 EP-1" Multi-Family Facility Parking/Traffic Control Overlay District on 14.985 acres out of NCB 10578

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 5, 2017

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** City of San Antonio

**Applicant:** City of San Antonio

**Representative:** City of San Antonio

**Location:** 856 Gemblar Road, 827 Richland and 4007 East IH 10 East

**Legal Description:** 57.428 acres out of NCB 10578

**Total Acreage:** 57.428

**Notices Mailed**

**Owners of Property within 200 feet:** 36

**Registered Neighborhood Associations within 200 feet:** United Homeowners Improvement Association

**Applicable Agencies:** Planning Department

**Property Details**

**Property History:** The subject property was annexed and zoned “A” Single-Family Residential District by Ordinance 18115, dated September 25, 1952. The property converted from “A” to “R-5” Single-Family Residential District with the adoption of the 1965 Unified Development Code (UDC), established by Ordinance 33412, dated June 28, 1965. The subject property was rezoned from “R-5” to the presently zoned “C-2 S” Commercial District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities by Ordinance 100541, dated March 10, 2005.

**Topography:** The western/southwestern portion of the subject property falls within the 100-year flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “I-2”

**Current Land Uses:** Single-Family Residences, RV Parts and Service, Vacant Lots

**Direction:** East

**Current Base Zoning:** “R-5”, “MF-33”

**Current Land Uses:** Single-Family Residences, Apartment Complex

**Direction:** South

**Current Base Zoning:** “C-3”, “C-2”, “L”

**Current Land Uses:** IH-10 East, Vacant Lots

**Direction:** West

**Current Base Zoning:** “AE-3”, “I-2”

**Current Land Uses:** Willow Springs Golf Course, KOA Campground

**Overlay and Special District Information:** None.

**Transportation**

**Thoroughfare:** Gemblar Road  
**Existing Character:** Secondary Arterial  
**Proposed Changes:** None Known

**Thoroughfare:** Creekview Drive  
**Existing Character:** Local Street  
**Proposed Changes:** None Known

**Public Transit:** VIA bus route 24 is within walking distance of the subject property.

**Traffic Impact:**

**Parking Information:**

The minimum parking spaces required for multi-family housing is 1.5 spaces per unit. The minimum parking spaces required for a professional office is 1 space per 300 square feet of gross floor area (GFA).

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject properties retaining the present zoning district designation of “C-2”, which allows car washes, minor automobile repair and service, amusement establishments, theaters, arcades, fitness centers, plant nurseries, paint and wall paper stores, gasoline stations with repair service, fix-it shops, community shopping centers, small motels; low to mid rise office buildings; no outdoor storage or display of goods except for outdoor dining. The Specific Use Authorization also permits a Party House, Reception Hall, and Meeting Facilities.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is within the Fort Sam Houston Regional Center and is also within a ½ of a mile of the FM 78 Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (10-0) recommend Approval, pending the Plan Amendment.

**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 Arena District/Eastside Community Plan and is currently designated as “Parks Open Space” and “Community Commercial” in the future land use component of the plan. The requested “C-3” and “MF-33” base zoning is not compatible with either future land use designation. The applicant is requesting a Plan Amendment from “Parks Open Space” and “Community Commercial” to “Regional Commercial” and “Mixed Use” to accommodate the proposed rezoning.

**2. Adverse Impacts on Neighboring Lands:**

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

The proposed rezoning to “C-3” and “MF-33” on a portion of the property is requested in order to improve the property as a mixed use development.

**3. Suitability as Presently Zoned:**

The current “C-2 S” is an appropriate zoning for the property and surrounding area. The proposed rezoning on a portion of the property will allow a mixed use development that will better utilize the property.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The proposed zoning change and development will offer much needed housing options and open space for the residents of San Antonio.

**5. Public Policy:**

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Arena District/Eastside Community Plan.

Land Use Goals and Guiding Principles:

- 2.4 Develop an open space system that interconnects key destinations by use of greenways
- 2.6 Strengthen the community with additional gathering nodes and emphasize the places of significance
  
- 4.2 Recommend new medium density single family and high density multifamily residential neighborhoods near Salado Creek to supplement existing ones
  
- Develop a “green spine” along the Salado Creek corridor that extends outward as “greenways” along the improved streets and pedestrian ways to interconnect places and destinations within the entire Eastside.

**6. Size of Tract:**

The subject property is 57.428 acres, which should reasonably accommodate the proposed mixed use development.

**7. Other Factors:**

None.