



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-1030

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 1/19/2017

**Title:** ZONING CASE # Z2017013 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "R-4" Residential Single-Family District on 1.438 acres out of NCB 9552, located in the 2800-2900 Block of Martin Luther King Drive. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Z2017013 Minutes, 3. Ordinance 2017-01-19-0039

Date	Ver.	Action By	Action	Result
1/19/2017	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2017013

**SUMMARY:**

**Current Zoning:** "C-3" General Commercial District

**Requested Zoning:** "R-4" Residential Single-Family District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 20, 2016

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** Ken Lowe, Roberta Lowe and MLK Garden Homes LLC

**Applicant:** Ken Lowe, Roberta Lowe and MLK Garden Homes LLC

**Representative:** Stephen S. Lin P.E.

**Location:** 2800-2900 Block of Martin Luther King Drive

**Legal Description:** 1.438 acres out of NCB 9552

**Total Acreage:** 1.438

**Notices Mailed**

**Owners of Property within 200 feet:** 62

**Registered Neighborhood Associations within 200 feet:** Coliseum-Willow Park Neighborhood Association

**Applicable Agencies:** Parks

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1951. Later, a 1969 case (Ordinance 37547) zoned the subject property as “B-3” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-3” General Commercial District.

**Topography:** The property is located within a mandatory detention area.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-2, and R-4

**Current Land Uses:** Restaurant, Single Family and Vacant lots

**Direction:** West

**Current Base Zoning:** R-4

**Current Land Uses:** Residential Single-Family

**Direction:** South

**Current Base Zoning:** R-4

**Current Land Uses:** Residential Single-Family

**Direction:** East

**Current Base Zoning:** R-4

**Current Land Uses:** Residential Single-Family

**Overlay and Special District Information:** None

**Transportation**

**Thoroughfare:** Martin Luther King Drive

**Existing Character:** Secondary Arterial.

**Proposed Changes:** None Known.

**Thoroughfare:** Robeson

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Thoroughfare:** Aurelia Street.

**Existing Character:** Local Road

**Proposed Changes:** None Known.

**Public Transit:** VIA route 26 is 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:** Dwelling- 1 Family - Minimum Vehicle Spaces: 1 per unit. Maximum Vehicle Spaces: N/A

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current "C-3" General Commercial District.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval. Zoning Commission recommends Approval. (9-0)

**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 Arena District/Eastside Community Plan, and is currently designated as Medium Density Residential in the future land use component of the plan. The requested "R-4" Residential Single-Family district is consistent with the future land use designation.

**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 applicant proposes to construct garden style home on the underutilized properties. This project is an appropriate use, and is a reinvestment in the area.

**3. Suitability as Presently Zoned:**

The current "C-3" base zoning district is not appropriate for the subject property's location as the property is not located at an intersection of major arterials. Martin Luther King Drive is not saturated with intense commercial uses, therefore, the proposed "R-4" is within keeping of the current pattern of development.

**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 appear to conflict with any public policy objective, as the request is consistent with the land use designation.

**6. Size of Tract:**

The subject property totals 1.438 acres in size, which reasonably accommodates the uses permitted in “R-4” Residential Single-Family District.

**7. Other Factors:**

None.