



City of San Antonio

Legislation Details (With Text)

File #: 15-1518

Type: Zoning Case

In control: City Council A Session

On agenda: 3/5/2015

Title: ZONING CASE # Z2015078 (District 8): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "C-2NA" Commercial Nonalcoholic Sales District on 0.1622 acres (7,067 square feet) out of NCB 14702 located on a portion of the 9500 Block of Huebner Road. Staff and Zoning Commission recommend approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-078_Location Map, 2. Z2015078_Zoning Commission Minutes, 3. DRAFT ORDINANCE, 4. Ordinance 2015-03-05-0176

Date	Ver.	Action By	Action	Result
3/5/2015	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:
Zoning Case Z2015078

SUMMARY:
Current Zoning: "R-6" Residential Single-Family District

Requested Zoning: "C-2NA" Commercial Nonalcoholic Sales District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 3, 2015

Case Manager: Brenda V. Martinez

Property Owner: Rafael Ricardo Ramirez & Carmen Barrera Ramirez

Applicant: Salah E. Diab

Representative: Salah E. Diab

Location: A portion of the 9500 Block of Huebner Road

Legal Description: 0.1622 acres (7,067 square feet) out of NCB 14702

Total Acreage: 0.1622

Notices Mailed

Owners of Property within 200 feet: 43

Registered Neighborhood Associations within 200 feet: Oakland Estates Neighborhood Association

Planning Team: Oakland Estates Neighborhood Plan

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed in December of 1972 (Ordinance 41426), and was originally zoned "Temp R-1" Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District. The 0.1622 acres (7,067 square feet) of land, consisting of a portion of Lot 13 and a portion of Lot 14, Block 2, NCB 14702, Oakland Estates, Volume 980, page 28 of the Deed and Plat Records of Bexar County, Texas. The property is currently undeveloped.

Topography: The 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: Southeast

Current Base Zoning: "C-3NA"

Current Land Uses: Vacant Land

Direction: Northwest

Current Base Zoning: "C-2"

Current Land Uses: Vacant Land

Direction: Southwest

Current Base Zoning: "C-2"

Current Land Uses: Vacant Land

Direction: Northeast

Current Base Zoning: "C-2NA"

Current Land Uses: Retail Center/Offices

Transportation

Thoroughfare: Huebner Road

Existing Character: Secondary Arterial Type A; two lanes in each direction with center turn lanes and sidewalks.

Proposed Changes: None known

Public Transit: The VIA bus line number 522 operate along Huebner Road.

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: Non-Commercial Parking Lot - Minimum Parking Requirement: N/A. Maximum Parking Requirement: N/A

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current residential single-family zoning classification, restricting future land uses to those permissible in the "R-6" zoning district.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (8-0) recommend 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 Oakland Estates Neighborhood Plan area, and is identified as Community Commercial in the Future Land Use component of the Plan. The requested "C-2NA" Commercial Nonalcoholic Sales District is consistent with the adopted land use designation.

Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Example of uses includes a grocery store, a medical office, music store, shoe store, nursery, or mailing services store.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to the "C-2NA" Commercial Nonalcoholic Sales District request.

3. Suitability as Presently Zoned:

The existing "R-6" Residential Single-Family District is not consistent with the adopted land use plan.

The requested "C-2NA" Commercial Nonalcoholic Sales District is appropriate for the subject property. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the community.

4. Health, Safety and Welfare:

Staff has found no indication of a likely negative influence on public health, safety or welfare in relation to this zoning change request.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

The adoption of a land use plan will ensure that future rezonings in the area of influence are consistent with the goals of the Oakland Estates Neighborhood Plan. The "C-2NA" Commercial Nonalcoholic Sales District will

allow continued development in accordance with the goals of the Oakland Estates Neighborhood Plan that encourage commercial, retail and offices along or near major arterials. It also supports the Plan's goal of promoting economic growth in the area along arterials and in established commercial areas.

6. Size of Tract:

The subject property is 0.1622 of an acre in size, which should be able to reasonably accommodate the proposed use.

7. Other Factors:

The applicant is requesting a zoning change in order to allow for parking at the site.

The district regulations within the "C-2NA" district are the same as in the "C-2" districts, except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted.