



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-4165

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 8/18/2016

**Title:** ZONING CASE # Z2016189 CD (Council District 3): An Ordinance amending the Zoning District Boundary from "R-20" Residential Single-Family District to "C-1 CD" Light Commercial District with a Conditional Use for a Self Storage Facility on 1.89 acres out of NCB 10762, located at 4438 Wildt Road. Staff recommends Denial. Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16053)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2016-189 Location Map, 2. Z2016-189 Site Plan, 3. Z2016189 ZC Minutes, 4. Draft Ordinance, 5. Ordinance 2016-08-18-0628

Date	Ver.	Action By	Action	Result
8/18/2016	1	City Council A Session	Motion to Appr w Cond	Pass

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Zoning Case Z2016189 CD  
(Associated Plan Amendment 16053)

**SUMMARY:**

**Current Zoning:** "R-20" Residential Single-Family District

**Requested Zoning:** "C-1 CD" Light Commercial District with a Conditional Use for a Self Storage Facility

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 19, 2016

**Case Manager:** Erica Greene, Planner

**Property Owner:** Don Clausen

**Applicant:** Jerry Arredondo

**Representative:** Jerry Arredondo

**Location:** 4438 Wildt Road

**Legal Description:** 1.89 acres out of NCB 10762

**Total Acreage:** 1.89 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 11

**Registered Neighborhood Associations within 200 feet:** Comanche Community Neighborhood Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "A" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-5" Residential Single Family. A 2014 case, Ordinance #2014-06-05-0401, zoned the subject property as "R-20" Residential Single-Family District.

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** R-20, C-1

**Current Land Uses:** Vacant Land, Auto Glass Shop

**Direction:** West

**Current Base Zoning:** R-20

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

**Direction:** South

**Current Base Zoning:** R-20

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

**Direction:** East

**Current Base Zoning:** C-1 CD

**Current Land Uses:** Self Service Storage

**Overlay and Special District Information:** None

**Transportation**

**Thoroughfare:** Wildt Road

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** S WW White Road

**Existing Character:** Primary Arterial Type A

**Proposed Changes:** None

**Public Transit:** The nearest VIA bus routes are #5 and 30 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:** Storage: Self-Service Storage requires a minimum of 4 spaces plus 2 for manager's quarters GFA and a maximum of N/A.

**ISSUE:**  
None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current "R-20" Residential Single-Family District.

**FISCAL IMPACT:**  
None.

**RECOMMENDATION:**

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

**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 Eastern Triangle Community Plan, and is currently designated as Low Density Residential in the future land use component of the plan. The requested "C-1 CD" Light Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the land use from Low Density Residential to Community Commercial. Applicant amended the request to Neighborhood Commercial. Staff recommends denial of the amended plan amendment request. Planning Commission recommends approval.

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

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

**3. Suitability as Presently Zoned:**

The current "R-20" base zoning district is appropriate for the subject property's location. The requested zoning district of "C-1 CD" is not appropriate for the subject property's location due to further encroachment of commercial uses into the residential neighborhood.

**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 support the Eastern Triangle Community Plan objectives of community pride and attitude and having a well maintained community with a diverse housing stock that meets the needs of current and future residents through all stages of life.

**6. Size of Tract:**

The subject property totals 1.89 acres in size, which should reasonably accommodate the uses permitted in “C-1 CD” Light Commercial District.

**7. Other Factors:**

The applicant is proposing a self-storage facility. The properties that are located around the subject property include several single-family residences along with commercial businesses to the north of the property. The request to rezone the subject property will not make the land uses more compatible with one another due to encroachment into the surrounding neighborhood.