



City of San Antonio

Legislation Details (With Text)

File #: 16-4686

Type: Zoning Case

In control: Zoning Commission

On agenda: 9/6/2016

Title: ZONING CASE # Z2016219 (Council District 2): A request for a change in zoning from "R-5" Residential Single-Family District and "MF-25" Multi-Family District to "C-3" General Commercial District on 7.595 acres out of NCB 10675, located at 3860 East IH-10. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16062)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016219 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2016219
(Associated Plan Amendment 16062)

SUMMARY:

Current Zoning: "R-5" Residential Single-Family District and "MF-25" Low Density Multi-Family District

Requested Zoning: "C-3" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 6, 2016

Case Manager: Erica Greene, Planner

Property Owner: Childsafe

Applicant: Childsafe

Representative: Childsafe

Location: 3860 East IH-10

Legal Description: 7.595 acres out of NCB 10675

Total Acreage: 7.595

Notices Mailed

Owners of Property within 200 feet: 1

Registered Neighborhood Associations within 200 feet: None

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 District. A 2009 case, Ordinance #2009-06-18-0535 zoned a portion of the subject property as "MF-25" Low Density Multi-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: C-3

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: Right-of-Way (ROW)

Current Land Uses: IH-10

Direction: South

Current Base Zoning: R-5

Current Land Uses: Vacant

Direction: East

Current Base Zoning: R-5

Current Land Uses: MLK Park

Overlay and Special District Information: None

Transportation

Thoroughfare: IH-10

Existing Character: Freeway

Proposed Changes: None

Public Transit: The nearest VIA bus route is #4 within walking distance of the subject property.

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

Parking Information: Service: Professional Office requires a minimum of 1 per 300 sf GFA and a maximum of 1 per 140 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-5" Residential Single-Family District and "MF-25" Multi-Family District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment

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 High Density Residential & Parks and Open Space in the future land use component of the plan. The requested "C-3" General Commercial base zoning district is consistent not with the future land use designation. The applicant has requested a Plan Amendment to change the land use from High Density Residential & Parks and Open Space to Regional Commercial. Staff and Planning Commission have recommended 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-5" and "MF-25" base zoning district are appropriate for the subject property's location. The requested zoning district of "C-3" is also an appropriate fit that supports the accommodation of growth within this area.

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.

6. Size of Tract:

The subject property totals 7.595 acres in size, which should reasonably accommodate the uses permitted in "C-3" General Commercial District.

7. Other Factors:

The applicant requests this zoning change to allow for expansion of the existing non-profit advocacy center for children to allow for a parking lot facility on the subject property.