



City of San Antonio

Legislation Details (With Text)

File #: 14-411

Type: Zoning Case

In control: City Council A Session

On agenda: 3/20/2014

Title: ZONING CASE # Z2014081 (District 3): An Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District to "C-2NA" Commercial Nonalcoholic Sales District on Parcel 49, NCB 10852 located at 3046 South WW White Road. Staff and Zoning Commission recommend approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Z2014081, 3. Draft Ordinance, 4. Ordinance 2014-03-20-0193

Date	Ver.	Action By	Action	Result
3/20/2014	1	City Council A Session	adopted	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT:

Zoning Case Z2014081

SUMMARY:

Current Zoning: "R-5" Residential Single-Family District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 18, 2014

Case Manager: Krystin Ramirez, Planning Technician

Property Owner: Betty Johnson

Applicant: Rick Thompson

Representative: Rick Thompson

Location: 3046 South WW White Road

Legal Description: Parcel 49, NCB 10852

Total Acreage: 0.903

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations: Lower Southeast Side Association; the Pecan Valley Neighborhood Association is located within 200 feet.

Planning Team: Eastern Triangle Community Plan (27)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952 and was originally 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. The subject property is not platted and is currently undeveloped.

The purpose of the rezoning request is to allow a retail store on the subject property.

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

Adjacent Zoning and Land Uses

Direction: North and East

Current Base Zoning: “C-3R”, “I-1” and “MF-33”

Current Land Uses: Undeveloped land and a single-family residence

Direction: South

Current Base Zoning: “C-3” and “I-1”

Current Land Uses: Undeveloped land

Direction: West

Current Base Zoning: “C-3R” and “C-2”

Current Land Uses: Gas station, carwash, VFW facility and an office

Overlay and Special District Information: None

Transportation

Thoroughfare: South WW White Road

Existing Character: Primary Arterial Type A; two lanes in each direction with partial sidewalks

Proposed Changes: None known

Thoroughfare: East Southcross Boulevard

Existing Character: Secondary Arterial Type A; two lanes in each direction with sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 515 which operates along East Southcross Boulevard, and the 28 and 551 which operate along South WW White. Each line has stops immediately adjacent to the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Off-street vehicle parking requirements are typically determined by the type and size of use. The zoning application refers to a proposed variety store.

Variety Store - retail: Minimum Parking Requirement: 1 space per 300 square feet Gross Floor Area (GFA);
Maximum Parking Requirement: 1 space per 200 square feet GFA

ISSUE:

None.

ALTERNATIVES:

Denial of the request will result in the subject property retaining the current residential zoning classification, prohibiting the proposed commercial development.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (10-0) 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 Eastern Triangle Community Plan and is currently designated as Regional Commercial in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted land use designation. Regional Commercial encourages retail uses located at intersections or nodes of major arterials. The Regional Commercial designation is most appropriate for large-acreage lots on major thoroughfares where uses can serve the extended region.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request and finds the requested zoning to be appropriate because of the subject property's frontage along South WW White Road, at the intersection with East Southcross Boulevard.

3. Suitability as Presently Zoned:

The "R-5" base zoning district is not appropriate for the subject property due to the property's location and surrounding pattern of zoning/development. Residential development on the property is not likely.

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

6. Size of Tract:

The subject property is 0.903 acres in size, which should reasonably accommodate the uses permitted in “C-2” and required parking.

7. Other Factors:

None.