



City of San Antonio

Legislation Details (With Text)

File #: 14-937

Type: Zoning Case

In control: City Council A Session

On agenda: 5/1/2014

Title: ZONING CASE # Z2014099 (District 3): An Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "MF-25" Low Density Multi-Family District on 21.1981 acres out of NCB 10847 located on a portion of the 7200 Block of South WW White Road. Staff and Zoning Commission recommend approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2014-099, 2. Z2014099, 3. Draft Ordinance

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT:

Zoning Case Z2014099

SUMMARY:

Current Zoning: "C-3" General Commercial District

Requested Zoning: "MF-25" Low Density Multi-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 1, 2014

Case Manager: Brenda V. Martinez, Planner

Property Owner: Tamir Enterprises, Ltd. (by Tibor Ritter, Director, T.R., L.C., General Partner)

Applicant: Charles Christian

Representative: Charles Christian

Location: A portion of the 7200 Block of South WW White Road

Legal Description: 21.1981 acres out of NCB 10847

Total Acreage: 21.1981

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations located within 200 feet: None

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1985 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1989 City-initiated large-area case, the property was rezoned to “B-3” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “C-3” General Commercial District.

Topography: The property is vacant 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-3” and “I-1”

Current Land Uses: Vacant, printing services, sign services, and parking lot

Direction: South

Current Base Zoning: “C-2” and “NP-10”

Current Land Uses: Vacant

Overlay and Special District Information: None.

Transportation

Thoroughfare: South WW White Road

Existing Character: Secondary Arterial Type A; one lane in each direction

Proposed Changes: None known

Thoroughfare: Loop 410

Existing Character: Freeway; two lanes in each direction

Proposed Changes: None known

Public Transit: There are no public transit lines near the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. A traffic engineer must be present at the zoning commission meeting.

Parking Information: Off-street parking requirements for multi-family residential uses are determined by the number of dwelling units. Minimum Requirement: 1.5 spaces per unit; Maximum Allowance: 2 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the current commercial zoning and the proposed multi-family development will be prohibited.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (7-1) 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 not located within a neighborhood, community or sector plan; therefore a finding of consistency is not required. The property's location between an expressway and an arterial thoroughfare is appropriate for multi-family development.

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 "MF-25" district provides an appropriate transition between the residentially-zoned property to the south and the more intense commercial uses to the north. Any new construction will trigger both building setbacks and landscape buffers to protect abutting residential property.

3. Suitability as Presently Zoned:

Both the existing "C-3" and requested "MF-25" base zoning districts are appropriate for properties with frontage on a major thoroughfare.

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 is 21.1981 acres in size, which should reasonably accommodate the uses permitted in "MF-25" and required parking. The property will accommodate a maximum of 529 dwelling units; however, the Traffic Impact Analysis worksheet shows 378 proposed units.

7. Other Factors:

None.