



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-4022

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 7/19/2016

**Title:** ZONING CASE #Z2016197 (Council District 7): A request for a change in zoning from "R-6" Residential Single-Family District to "C-3" General Commercial District on 5.00 acres out of NCB 15663, located at 10663 West Loop 1604 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16055)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 7

**SUBJECT:**

Zoning Case Z2016197  
(Associated Plan Amendment 16055)

**SUMMARY:**

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

**Requested Zoning:** "C-3" General Commercial District

**BACKGROUND INFORMATION:**

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

**Case Manager:** Erica Greene, Planner

**Property Owner:** Laura Celia Decker, ETAL

**Applicant:** Land Use Solutions

**Representative:** Land Use Solutions

**Location:** 10663 West Loop 1604 North

**Legal Description:** 5.00 acres out of NCB 15663

**Total Acreage:** 5.00

**Notices Mailed**

**Owners of Property within 200 feet:** 6

**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 1993 and was previously zoned “Temporary R-1” Single-Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to “R-6” Residential Single-Family District.

**Topography:** A portion of the property is within the 100 year floodplain

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** I-1 and C-3CD

**Current Land Uses:** Buckhorn Soil and Stone

**Direction:** West

**Current Base Zoning:** I-1

**Current Land Uses:** Commercial Metals, and CMC Rebar

**Direction:** South

**Current Base Zoning:** C-3

**Current Land Uses:** Vacant

**Direction:** East

**Current Base Zoning:** UZROW

**Current Land Uses:** Freeway

**Overlay and Special District Information:** None

**Transportation**

**Thoroughfare:** West Loop 1604 North

**Existing Character:** Freeway

**Proposed Changes:** None

**Public Transit:** There is a VIA bus stop directly in front of the subject property on the opposite side of West Loop 1604 North.

**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- Minimum Vehicle Spaces: 1per 600 sf GFA. Maximum Vehicle Spaces: 1 per 350 sf GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current "R-6" Residential Single-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 West/Southwest Sector Plan, and is currently designated as Suburban Tier in the future land use component of the plan. The requested "C-3" General Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to Regional Center. Staff and Planning Commission recommend 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-6" base zoning district is not appropriate for the subject property and surrounding areas. The subject property is located on North Loop 1604 West, a freeway with high traffic volumes, and is within close proximity to surrounding Commercial and Industrial making "C-3" a better suited zoning for the property.

**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 5.00 acres in size, which should reasonably accommodate the uses permitted in "C-3" General Commercial District.

**7. Other Factors:**

None.