



City of San Antonio

Legislation Details (With Text)

File #: 19-1038

Type: Zoning Case

In control: Zoning Commission

On agenda: 12/18/2018

Title: ZONING CASE # Z-2018-900060 (Council District 2): A request for a change in zoning from "R-5" Residential Single-Family District to "C-3NA" General Commercial Nonalcoholic Sales District on the south 146.1 feet of the north 282 feet of Lot Track A, NCB 10739, located at 1463 South W.W. White Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 2018-900017)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2018-900060
(Associated Plan Amendment 2018-900017)

SUMMARY:

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

Requested Zoning: "C-3NA" General Commercial Nonalcoholic Sales District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 18, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: City of San Antonio

Applicant: City of San Antonio

Representative: City of San Antonio

Location: 1463 South W.W. White Road

Legal Description: the south 146.1 feet of the north 282 feet of Lot Track A, NCB 10739

Total Acreage: 0.9452

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio and zoned "A" Residence District by Ordinance 18115, dated September 25, 1952. The property converted from "A" to the current "R-5" Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3NA"

Current Land Uses: Accu-Aire Mechanical

Direction: East

Current Base Zoning: "R-5", "C-3", "C-2"

Current Land Uses: Church, Vacant Commercial, Single-Family Residence

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Carwash

Direction: West

Current Base Zoning: "R-5"

Current Land Uses: Church

Overlay and Special District Information:

None.

Transportation

Thoroughfare: South W.W. White Road

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: Holmgreen Road

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus routes 28 and 551 are within walking distance of the property.

Traffic Impact: A TIA report may be required. More information is needed in order to make a determination.

Parking Information:

The minimum parking required will be dependent on the commercial use.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “R-5” Residential Single-Family District. The “R-5” base zoning permits single-family dwellings (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center. The property is located within a ½ of a mile of the Looper Premium Transit Corridor.

RECOMMENDATION:

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

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 “High Density Mixed Use” in the future land use component of the plan. The requested “C-3NA” base zoning district is not consistent with the future land use designation. The applicant is requesting a land use amendment from “High Density Mixed Use” to “Regional Commercial” to accommodate the proposed rezoning. Staff recommends approval. The recommendation from the Planning Commission is pending the December 19, 2018 meeting.

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 majority of the properties along S. WW White Road carry “C-2” and “C-3” base zoning districts.

3. Suitability as Presently Zoned:

The current “R-5” base zoning is not an appropriate base zoning for the property due to its location along South W.W. White Road, a primary arterial. The requested “C-3NA” base zoning is more consistent with the current development of the 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 property is located within the Eastern Triangle Community Plan and requested rezoning from “R-5” to “C-3NA” is generally consistent with the goals and objectives of the plan. The plan underscores the desire to attract and retain businesses, services and retail establishments to the area. The commercial portion of the property will be located along South W.W. White Road, a primary arterial. Commercial uses are prevalent along South W.W. White Road.

Relevant Goals and Objectives of the Eastern Triangle Community Plan:

Objective 7.2: Attract new businesses to the Eastern Triangle

Goal 8: Expand and Build Thriving Commercial Corridors

8.1.6. Promote community-oriented businesses along the Loop 410-Access Road

Goal 9: Promote Diversification of Businesses and Services Objective

9.1: Increase the range of family-oriented businesses and services within the Eastern Triangle

6. Size of Tract:

The subject property is 0.9452 of an acre, which could accommodate a multitude of commercial uses.

7. Other Factors:

The property is owned by the City of San Antonio and previously was used as a Fire Station. The city built a new Fire Station on the other side of South W.W. White Road and is now in the process of selling the property to the adjacent property owner. The proposed rezoning would be consistent with the adjacent property.