



City of San Antonio

Legislation Details (With Text)

File #: 14-1602

Type: Zoning Case

In control: City Council A Session

On agenda: 8/21/2014

Title: ZONING CASE # Z2014156 (District 2): An Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District to "C-2" Commercial District on 2 acres out of Tract 2 (also known as Lot 2C), NCB 10757 located at 1825 (also known as 1845) South W.W. White Road. Staff and Zoning Commission recommend approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Zoning Commission Minutes, 3. Ordinance 2014-08-21-0627

Date	Ver.	Action By	Action	Result
8/21/2014	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Zoning Case Z2014156

SUMMARY:

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

Requested Zoning: "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 15, 2014

Case Manager: Tony Felts, Planner

Property Owner: Southeastern California Conference of Seventh Day Adventists (by Charles McKinstry, Vice President)

Applicant: Alma Lopez, Realtor

Representative: Alma Lopez, Realtor

Location: 1825 (also known as 1845) South W.W. White Road

Legal Description: 2 acres out of Tract 2 (also known as Lot 2C), NCB 10757

Total Acreage: 2

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Dellcrest Area Neighborhood Association is located within 200 feet.

Planning Team: 23 - Eastern Triangle Community Plan

Applicable Agencies: None

Property Details

Property History: The property was annexed in 1952 and was originally zoned “A” Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current “R-5” Residential Single-Family District. The property is not platted and is developed with a residential structure that was built in 1939.

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

Adjacent Base Zoning and Land Uses

Direction: West

Current Base Zoning: “C-3R”

Current Land Uses: Undeveloped Property

Direction: North

Current Base Zoning: “R-5”, “I-2”, “R-5 CD”, “C-2”, and “C-3NA”

Current Land Uses: Office, Salon, Undeveloped Property, Auto Repair, and a Church

Direction: East

Current Base Zoning: “C-2”

Current Land Uses: Shopping Center

Direction: South

Current Base Zoning: “C-3”, “C-3R”, “C-3NA” “R-5”, “O-1”, and “RM-4”

Current Land Uses: Undeveloped Property, Auto Parts Retail, Drug Store, Auto Sales, Single-Family Residences, and a Fourplex

Overlay and Special District Information: None.

Transportation

Thoroughfare: South WW White Road

Existing Character: Primary Arterial, Type A; two lanes in each direction with center turn lane, with sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 550 and 551 lines, which operate along South WW White Road in the vicinity of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required because 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 of use and building size. The zoning application refers to a proposed retail center; therefore, staff cannot calculate the required parking at this time.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current residential single-family zoning; restricting future land uses to those permissible in an “R-5” zoning district.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (9-0) 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 designated as Community Commercial in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the Community Commercial future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The area around the property is a mix of commercial, industrial, multi-family, and single-family uses.

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property or the surrounding neighborhood. The property’s location along a primary arterial street is not conducive for low density residential uses. The proposed “C-2” base zoning district, which allows a wide range of retail, office, and service uses is appropriate.

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 established public policy.

6. Size of Tract:

The subject property is 2 acres in size, which would reasonably accommodate the uses allowed within a “C-2” zoning district.

7. Other Factors:

None.