



City of San Antonio

Legislation Details (With Text)

File #: 14-1234

Type: Zoning Case

In control: City Council A Session

On agenda: 6/19/2014

Title: ZONING CASE # Z2014163 (District 3): An Ordinance amending the Zoning District Boundary from "I-1" General Industrial District, "R-5" Residential Single-Family District and "C-3" General Commercial District to "C-3NA" General Commercial Nonalcoholic Sales District on Lots 22 and 23, NCB 10846 located at 3708 and 3710 South W.W. White Road. Staff and Zoning Commission recommend approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Zoning Commission Minutes, 3. 14-1234 Z2014163 DRAFT ORDINANCE, 4. Ordinance 2014-06-19-0487

Date	Ver.	Action By	Action	Result
6/19/2014	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT:
Zoning Case Z2014163

SUMMARY:

Current Zoning: "I-1" General Industrial District, "R-5" Residential Single-Family District and "C-3" General Commercial District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 20, 2014

Case Manager: Tony Felts, Planner

Property Owner: Chester D. Eastin

Applicant: Jerome Camero

Representative: Michele Haussmann, Land Use Solutions

Location: 3708 and 3710 South W.W. White Road

Legal Description: Lots 22 and 23, NCB 10846

Total Acreage: 1.12

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Pecan Valley Neighborhood Association

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1957 and was originally zoned “A” Single-Family Residence District and “J” Commercial District. In 1971, a portion of 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 “R-5” Residential Single-Family District, “I-1” General Industrial District, and “C-3” General Commercial District, respectively. The property was platted into its current configuration in 1990 and is undeveloped.

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

Adjacent Zoning and Land Uses

Direction: North, South, East

Current Base Zoning: “C-3”, “I-1”

Current Land Uses: Offices, Parking Lot, Vacant Land

Direction: West

Current Base Zoning: “RM-4”

Current Land Uses: Vacant Land, Single-Family Residences

Overlay and Special District Information: None

Transportation

Thoroughfare: South WW White Road

Existing Character: Secondary Arterial, Type A; one lane in each direction, without sidewalks

Proposed Changes: None known

Public Transit: There are no VIA bus lines in the vicinity of the subject property.

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: The zoning application refers to proposed funeral home use; the minimum number of parking spaces for this use is 1 space per 4 seats and the maximum number of parking spaces is 1 space per 2 seats.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current “I-1”, “R-5”, and “C-3” zoning districts; restricting future land uses to permissible in those districts.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (7-0) 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 not located within a future land use plan. The area around the subject property contains a mix of uses and zoning designations, including commercial, industrial, and single-family residential. The proposed “C-3NA” zoning district is not out of character for the area and is therefore appropriate.

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.

3. Suitability as Presently Zoned:

The current single-family zoning designation is not appropriate for a property which fronts along an arterial street. Additionally, the size of the “I-1” portion of the property is insufficient to provide any meaningful development, and may be inappropriate for the area given the proximity to single-family residences across WW White Road. The requested “C-3NA” zoning designation is appropriate for the property’s location along South WW White Road, a Secondary Arterial Street.

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 1.12 acres in size, which should reasonably accommodate the uses permitted in the “C-3NA” base zoning district and required parking. The size of the lot will serve to limit the intensity of future retail uses.

7. Other Factors:

None.