



City of San Antonio

Legislation Details (With Text)

File #: 16-2825

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/3/2016

Title: ZONING CASE # Z2016138 (Council District 8): A request for a change in zoning from "R-6" Residential Single-Family District to "O-1" Office District and "C-2NA" Commercial Nonalcoholic Sales District on 7.5 acres out of NCB 14862, generally located in the 5400 block of Prue Road. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016138 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2016138

SUMMARY:

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

Requested Zoning: "O-1" Office District and "C-2 NA" Commercial Nonalcoholic Sales District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 3, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: Oaks Uptown Estates, LLC.

Applicant: Oaks Uptown Estates, LLC

Representative: Kaufman & Killen, Inc.

Location: 5400 Block of Prue Road

Legal Description: 7.5 acres out of NCB 14862

Total Acreage: 7.5

Notices Mailed

Owners of Property within 200 feet: 38

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits on December 26, 1972 and was originally zoned Temporary “R-1” Single-Family Residential District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “R-6” Residential Single-Family District.

Topography: The subject 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, North

Current Base Zoning: C-2NA, C-3 NA, I-1, O-1, R-6,

Current Land Uses: Business Park, Business Center, Parking Lot, Office Building, Single-Family Homes.

Direction: East, South

Current Base Zoning: C-2NA, C-3 NA, I-1, O-1, R-6, R-6 PUD

Current Land Uses: Business Park, Parking Lot, Business Center, Office Building, Single-Family Homes.

Overlay and Special District Information: None.

Transportation

Thoroughfare: Prue Road

Existing Character: Secondary Arterial Type A 86’

Proposed Changes: None known

Public Transit: VIA bus routes 92 at Prue Road and Network Boulevard.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Professional Office: Minimum vehicle parking spaces 1 per 300 sf. GFA. Maximum vehicle parking spaces 1 per 140 sf. GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 North Sector Plan and is currently designated as Suburban Tier. The requested “O-1” Office District and “C-2 NA” Commercial Nonalcoholic Sales District is consistent with the future land use.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The requested “O-1” Office District and “C-2 NA” Commercial Nonalcoholic Sales District is appropriate for the subject property. The request for “O-1” Office District and “C-2 NA” Commercial Nonalcoholic Sales District will not have any negative effects on future development. The proposed rezoning is to expand the business park located to the north. The proposed access to the property will be from the exiting business park located to the north and the access will not affect the adjacent property owners.

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 7.5 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

Applicant is requesting an eight (8) foot fence along the property bordering residential uses per Section 35-514 (d)(2)(D). The additional fence height is permitted by the City Council pursuant to a rezoning.