



City of San Antonio

Legislation Details (With Text)

File #: 16-4172

Type: Zoning Case

In control: City Council A Session

On agenda: 8/18/2016

Title: ZONING CASE # Z2016197 (Council District 7): An Ordinance amending the Zoning District Boundary 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 and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16055)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Z2016197 ZC Minutes, 3. Draft Ordinance, 4. Ordinance 2016-08-18-0636

Date	Ver.	Action By	Action	Result
8/18/2016	1	City Council A Session	Motion to Approve	

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 and Zoning Commission (9-0) recommend 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.

