



City of San Antonio

Legislation Details (With Text)

File #: 18-5242

Type: Zoning Case

In control: Zoning Commission

On agenda: 9/18/2018

Title: ZONING CASE # Z2018302 (Council District 3): A request for a change in zoning from "R-20" Residential Single-Family District to "C-1" Light Commercial District on 5.00 acres out of NCB 4167-2, located at 3628 South Loop 1604 East. Staff recommends Approval.

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: 3

SUBJECT:
Zoning Case Z2018302

SUMMARY:
Current Zoning: "R-20" Residential Single-Family District

Requested Zoning: "C-1" Light Commercial District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: September 18, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Augustin Caratachea Ramos, Alta gracia Caratachea Leon, Augustin Caratachea L Jr.

Applicant: Augustin Caratachea Ramos, Alta gracia Caratachea Leon, Augustin Caratachea L Jr.

Representative: Jose Villagomez

Location: 3628 South Loop 1604 East

Legal Description: 5.00 acres out of NCB 4167-2

Total Acreage: 5.00

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the City of San Antonio in 2014 and Ordinance 2014-01-09-0012 zoned the property "R-20" "Residential Single-Family"

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: C-2, R-5

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: R-20

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: R-20

Current Land Uses: Vacant Lot

Overlay and Special District Information: None.

Transportation

Thoroughfare: Loop 1604

Existing Character: Highway

Proposed Changes: None Known

Public Transit: There are no VIA routes within walking distance.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development exceeds the threshold requirements.

Parking Information: Retail- 1 per 300 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within any Regional Center, or Premium Transit Corridor.

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 property is located within the Heritage South Sector Plan, and is currently designated as “Rural Estate Tier” in the future land use component of the plan. The requested “C-1” Light Commercial base zoning district is consistent with the future land use designation.

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 applicant intends to rezone the property for restaurant and other light commercial uses. Commercial is appropriate along highway corridors and acts as a buffer to the highway.

3. Suitability as Presently Zoned:

The current “R-20” base zoning district is appropriate for the subject property’s location given then current rural presence; however, commercial fronting the highway is also an appropriate use. Both the applicants request for “C-1”, plus C-2” is recommended along a major highway such as Loop 1604.

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 reasonably accommodates the uses permitted in “C-1” Commercial District.

7. Other Factors:

None.