



City of San Antonio

Legislation Details (With Text)

File #: 18-2393

Type: Zoning Case

In control: Zoning Commission

On agenda: 3/20/2018

Title: ZONING CASE # Z2018090 (Council District 6): A request for a change in zoning from "C-2 CD" Commercial District with a Conditional Use for a Home Improvement Center and assigning zoning for property "OCL" Outside City Limits to "MF-33" Multi-Family District on 18.21 acres out of NCB 18296 and CB 4450, generally located northwest of the FM 1560 and FM 471 intersection. 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: 6

SUBJECT:
Zoning Case Z2018090

SUMMARY:

Current Zoning: "C-2 CD" Commercial District with a Conditional Use for a Home Improvement Center and "OCL" Outside City Limits

Requested Zoning: "MF-33" Multi-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 20, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Falcon International Bank

Applicant: Pedcor Investments

Representative: Brown & Ortiz

Location: Generally located NW Corner of FM 1560 (Steubing Road) and FM 471 (Culebra Road)

Legal Description: 18.21 acres out of NCB 18296 and CB 4450

Total Acreage: 18.21

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Planning Department, Texas Department of Transportation

Property Details

Property History: A portion of the subject property was annexed on December 31, 1986, established by Ordinance 64026. The other portion is undergoing a voluntary annexation simultaneously with the zoning application. The subject property was zoned “R-6” Residential Single-Family District which changed to the current “C-2 CD” Commercial District with a Conditional Use for a Home Improvement Center, established by Ordinance 101010, dated June 9, 2005.

Topography: A small portion of the subject property does fall within the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “OCL”

Current Land Uses: Vacant Lots

Direction: South

Current Base Zoning: “OCL”

Current Land Uses: Single -Family Residential

Direction: East

Current Base Zoning: “C-2” and “MF-33”

Current Land Uses: Retail, Apartment Homes

Direction: West

Current Base Zoning: “MF-33”

Current Land Uses: Vacant

Overlay and Special District Information: None.

Transportation

Thoroughfare: Culebra Road

Existing Character: Primary Arterial A

Proposed Changes: None Known

Thoroughfare: Alamo Parkway

Existing Character: Primary Arterial A

Proposed Changes: None Known.

Public Transit: The nearest VIA bus route are #606 and #660 and they are not within walking distance of the subject property.

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: Multi-Family uses will generally require a minimum of 1.5 parking spaces and a maximum of 2 parking spaces per unit.

ISSUE:
None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. “C-2” Commercial Districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center nor within a half mile of a Premium Transit Corridor.

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 property is located within the West Sector Plan and is currently designated as “General Urban Tier”. The request for “MF-33” base zoning district is consistent with the adopted future land use plan.

2. Adverse Impacts on Neighboring Lands:

Staff does not find a likely adverse impact on neighboring lands in relation to this zoning change because the request is consistent with the existing land use to the west of the subject property.

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is appropriate for the subject property’s location. The applicant’s request for “MF-33” base zoning is also appropriate for the subject property’s location as it will offer additional additional housing options to the area.

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 as the request supports the

West/Southwest Sector Plan goal of providing a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood.

6. Size of Tract:

The subject property totals 18.21 acres in size, which should reasonably accommodate the uses permitted in “MF-33” Multi-Family District.

7. Other Factors:

This is a request for zoning for a voluntary annexation by the applicant for a portion of the property.