



City of San Antonio

Legislation Details (With Text)

File #: 18-6005

Type: Zoning Case

In control: Zoning Commission

On agenda: 11/6/2018

Title: ZONING CASE # Z2018332 (Council District 6): A request for a change in zoning from "R-6" Residential Single-Family District and "C-3R" General Commercial Restrictive Alcoholic Sales District to "C-2NA" Commercial Nonalcoholic Sales District on 2.64 acres out of NCB 15098, generally located on Culebra Road between Les Harrison Drive and Selene Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18094)

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 Z2018332
(Associated Plan Amendment 18094)

SUMMARY:

Current Zoning: "R-6" Residential Single-Family District and "C-3R" General Commercial Restrictive Alcoholic Sales District

Requested Zoning: "C-2 NA" Commercial Nonalcoholic Sales District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 16, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Mansour Mansour

Applicant: Mansour Mansour

Representative: Ashley Farrimond, Kaufman & Killen, Inc

Location: Generally located on Culebra Road between Les Harrison Drive and Selene Drive

Legal Description: 2.64 acres out of NCB 15098

Total Acreage: 2.64

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: Hidden Meadows

Applicable Agencies: Planning Department, Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1989 and was zoned “R-1” Residential Single-Family and “B-3R” Business Restricted Alcohol Sales. Upon the adoption of the unified development code the previous “R-1” converted to the current “R-6” 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: R-4, R-6

Current Land Uses: Single-Family Residences, Elementary

Direction: East

Current Base Zoning: R-4, C-3R

Current Land Uses: Single-Family Residences, Carwash, Family Dollar

Direction: South

Current Base Zoning: R-6, C-2, C-3R

Current Land Uses: Vacant Lots

Direction: West

Current Base Zoning: C-3R, R-6

Current Land Uses: Vacant Lots, Single-Family Residences

Overlay and Special District Information: None.

Transportation

Thoroughfare: Culebra Road

Existing Character: Primary Arterial

Proposed Changes: None Known

Public Transit: VIA route 610 is within walking distance from 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: Retail- 1 per 300 SF GFA minimum.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools are allowed within the “R-6”. “C-3” districts are intended to provide for more intensive commercial uses than those located within the “NC”, “C-1” or “C-2” zoning districts. “C-3” uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code. “C-3R” districts are identical to “C-3” districts except that the sale of alcoholic beverages for on-premises consumption is prohibited

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is across from Highway 151 and Loop 1604 and is within the Huebner-Grissom Metro Premium route.

Staff Analysis and Recommendation: Staff recommends 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 Northwest Community Plan, and is currently designated as “Parks and Open Space” in the future land use component of the plan. The requested “C-2 NA” Commercial Nonalcoholic Sales base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the future land use from “Parks and Open Space” to “Community Commercial”. 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. The property owner intends to develop the property for commercial use. Culebra is a primary arterial road, and commercial uses are desired along the primary arterial that serves as a buffer into the neighborhoods.

3. Suitability as Presently Zoned:

The current “R-6” and “C-3R” base zoning districts are appropriate for the subject property’s location; however, commercial use along a primary arterial is also suitable.

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 subject property's current land use is vacant, and future land use is Parks and Open Space, presumably due to the drainage easement through the property for a tributary of Culebra Creek which passes through to the back of several subdivisions to the north. The property is not within the 100 year floodplain. The current zoning of "R-6" is contextual with the subdivision developments to the north of the property, but is not contextual with the commercial activity on either side of the property (a pawn shop to the west, and a Dollar General to the east).

The Northwest Community Plan (2011) states a desire to maintain and increase park space within the community, and lists several key areas for park creation and growth. However, this property and the surrounding parcels to the north where the tributary of Culebra Creek continue are not identified in the plan text as key areas for park creation, but the plan's map identifies the future land use for the property as parks and open space. Additionally, the Parks and Recreation Systems Strategic Plan (2016) does not specify this parcel as a part of the Culebra Creek Greenway (to the west of the subject property). The requested zoning, while inconsistent with the future land use map, is consistent with the neighboring uses. If the drainage easement is respected, and proposed site improvements are consistent with the city's drainage management policies, the development can proceed.

Relevant Goals and Policies of the Comprehensive Plan may include:

H P30: Ensure infill development is compatible with existing neighborhoods.

JEC P30: Coordinate economic development efforts and land use plans to encourage and incentivize employment growth within regional centers and along transit corridors.

CHW P11: Increase the number and quality of parks and ensure a more equitable distribution of park and recreation opportunities.

PFCS Goal 7: All San Antonio residents have equitable quality of and access to a variety of park, trail and open space amenities.

PFCS P3: Continue to implement recommendations from the Parks and Recreation System Strategic Plan.

6. Size of Tract:

The subject property totals 2.64 acres in size, which reasonably accommodates the uses permitted in "C-2" Commercial District.

7. Other Factors:

None.