



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-5153

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 9/21/2017

**Title:** ZONING CASE # Z2017178 (Council District 3): An Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "R-4" Residential Single-Family District on 3.29 acres out of NCB 10847, located in the 7300 Block of S WW White Road. Staff and Zoning Commission recommend Approval. (Continued from September 7, 2017)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Zoning Minutes, 3. Draft Ordinance.pdf, 4. Ordinance 2017-09-21-0733

Date	Ver.	Action By	Action	Result
9/21/2017	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Zoning Case Z2017178

**SUMMARY:**

**Current Zoning:** "C-3" General Commercial District

**Requested Zoning:** "R-4" Residential Single-Family District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 18, 2017

**Case Manager:** Kayla Leal, Planner

**Property Owner:** Tamir Enterprises, Ltd., a Texas Limited Partnership

**Applicant:** KFW Engineers and Surveying

**Representative:** KFW Engineers and Surveying

**Location:** 7300 Block of S WW White Road

**Legal Description:** 3.29 acres out of NCB 10847

**Total Acreage:** 3.29

**Notices Mailed**

**Owners of Property within 200 feet:** 7

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Department of Planning and Community Development

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio on December 30, 1985 (Ordinance #61628). The property was zoned “Temporary A” Temporary Single Family Residence District and changed to “B-3” Business District, which was established by Ordinance 70570, dated November 24, 1989. The current “C-3” General Commercial District resulted from the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-3

**Current Land Uses:** Vacant Lots

**Direction:** East

**Current Base Zoning:** I-1

**Current Land Uses:** Vacant Lot

**Direction:** South

**Current Base Zoning:** NP-10

**Current Land Uses:** Vacant Lot

**Direction:** West

**Current Base Zoning:** C-3

**Current Land Uses:** Vacant Lot

**Overlay and Special District Information:** None

**Transportation**

**Thoroughfare:** S WW White Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None known

**Public Transit:** There are no nearby transit routes. The nearest route is almost two (2) miles away.

**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:** Single-Family Dwellings require a minimum of one (1) parking space per unit. There is

not a limit or a maximum number of parking spaces one dwelling may provide.

**ISSUE:**

None.

**ALTERNATIVES:**

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

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is located within the Brooks Regional Center.

The subject property is not located within a half-mile of a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (11-0) recommend 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 not located within any adopted land use plan. Therefore, a finding of consistency is not required.

**2. Adverse Impacts on Neighboring Lands:**

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

**3. Suitability as Presently Zoned:**

The current "C-3" base zoning district is appropriate as presently zoned considering it is located within the Brooks Regional Center. The potential for single-family dwelling development is also suitable as it will provide homes for San Antonio's growing population.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The subject property is away from the highway, so the request for a less-intense zoning does not seem to indicate any likely adverse effects on the surrounding area.

**5. Public Policy:**

The request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property measures 3.29 acres which should reasonably accommodate single-family dwellings.

**7. Other Factors:**

None

