



City of San Antonio

Legislation Details (With Text)

File #: 21-2103

Type: Zoning Case

In control: City Council A Session

On agenda: 3/18/2021

Title: ZONING CASE Z-2020-10700253 (Council District 6): Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "R-4" Residential Single-Family District on 1.389 acres out of CB 4450 and CB 4451, generally located in the 13500 block of Culebra Road. Staff recommends Approval. Zoning Commission pending the March 16, 2021 hearing.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Draft Ordinance, 3. Metes and Bounds, 4. Ordinance 2021-03-18-0193

Date	Ver.	Action By	Action	Result
3/18/2021	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z-2020-1070000253

SUMMARY:

Current Zoning: "C-2" Commercial District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 16, 2021. This case is expedited to March 18, 2021.

Case Manager: Justin Malone, Planner

Property Owner: Continental Homes of Texas LP

Applicant: Continental Homes of Texas LP

Representative: Brown & Ortiz, PC

Location: Generally located in the 13500 block of Culebra Road

Legal Description: 1.389 acres out of CB 4450 and CB 4451

Total Acreage: 1.389 acres

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The subject property was annexed on December 31, 1986 by Ordinance 64026 and was originally zoned Temporary "R-1" Single-Family Residence District. The subject property converted from Temporary "R-1" Single-Family Residence District to "R-6" Residential Single-Family District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001. The subject property was rezoned from "R-4" Residential Single-Family District to "C-2" Commercial District by Ordinance 2018-01-18-0064, dated April 12, 2018.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "OCL"

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: "OCL"

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: "OCL"

Current Land Uses: Single-Family Residential

Overlay and Special District Information:

None

Transportation

Thoroughfare: Culebra Road

Existing Character: Arterial

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance of the subject property.

Routes served: None

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:

The minimum parking requirements for a single-family dwelling is one (1) space per unit.

ISSUE:

None.

ALTERNATIVES:

Current: “C-2” 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.

Proposed: The proposed "R-4" Single-Family Residential District is designed for developing single-family dwelling units (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center and is not within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Zoning Commission recommendation pending the March 16, 2021 hearing.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject 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 “R-4” base zoning is compatible with the future land use designation.

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 rezoning would constitute a downzoning to a residential district.

3. Suitability as Presently Zoned:

The current “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed rezoning to “R-4” Residential Single-Family is also appropriate for the area and creates an additional housing option and subdivision as part of a second phase of a development that was already established to the north of the subject site.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the West/Southwest Sector Plan:

Housing Goals and Strategies

- Goal HOU-1- Housing Stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan
 - HOU-1.1 Promote quality design and construction for new housing
- Goal HOU-2- New Housing developments locate near existing community facilities, schools, and physical infrastructure with sufficient capacity to serve new developments
 - HOU-2.4 Promote awareness of the benefits of locating new housing near existing community facilities and physical infrastructure

6. Size of Tract:

The subject property is 1.389 acres, which would adequately support a development of single-family dwellings.

7. Other Factors:

The zoning request is to complete an existing residential subdivision, the remainder of which is located “outside city limits”. The portion zoned “C-2” is the only portion of the subdivision that is not zoned for single-family residential and within the city limits.