



City of San Antonio

Agenda Memorandum

File Number: 16-2532

Agenda Item Number: 12.

Agenda Date: 4/19/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2016119

(Associated Plan Amendment 16036)

SUMMARY:

Current Zoning: "C-1" Light Commercial District

Requested Zoning: "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 19, 2016

Case Manager: Mary Moralez-Gonzales, Planner

Property Owner: Don Clauson, CEO; Boxwood Self Service Storage LLC

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 2255, 2257, and 2261 South WW White Road

Legal Description: Lot 10 and 14, Block 2, NCB 10764, and the South 89.5 of Lot 2, Block 2, NCB 10764

Total Acreage: 0.9820

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Comanche Community and Jupe Manor Neighborhood Associations

Applicable Agencies: None

Property Details

Property History: The properties were annexed into the City of San Antonio in 1952 and were originally zoned “Temporary A” District. The three lots converted to “R-5” Single-Family Residential District upon adoption of the 1965 Unified Development Code. The lots were rezoned to the current “C-1” Light Commercial by a 2014 zoning case with the approval of Ordinance 2014-06-05-0401.

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-1 CD, C-1, R-20

Current Land Uses: Storage Units, Parking Lot,

Direction: South

Current Base Zoning: C-1, R-20

Current Land Uses: Retail Store, Vacant Residential

Direction: East

Current Base Zoning: C-1, C-1 CD, C-3 NA

Current Land Uses: Auto Repair and Sales, Hair Salon, Grocery Store

Direction: West

Current Base Zoning: R-20

Current Land Uses: Residential

Overlay and Special District Information: None

Transportation

Thoroughfare: South WW White

Existing Character: Principal Primary Arterial A

Proposed Changes: None known

Public Transit: VIA bus route #28 stops at the corner of Sinclair Road and South WW White Road.

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: Self-Service Storage - 4 spaces plus 2 for manager’s quarters.

ISSUE:

None.

ALTERNATIVES:

Denial of the proposed zoning will result in the subject property retaining the “C-1” base zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

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 Eastern Triangle Community Plan and is currently designated as “Neighborhood Commercial” in the land use component of the plan. The requested “C-2” base zoning district is not consistent with the adopted land use designation. The applicant submitted a plan amendment to change the land use classification to “Community Commercial.” Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts to neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current zoning of “C-1” and “C-2” are suitable for the property. The character of development along South WW White Road is commercial. The proposed “C-2” zoning district will allow the property to be developed with a climate-controlled self-service storage larger than the maximum 5,000 square feet allowed in the current “C-1” zoning district.

4. Health, Safety and Welfare:

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

5. Public Policy:

The requested zoning is appropriate and supports the Eastern Triangle Community Plan’s objective of focusing on South WW White Road and Rigsby Road as commercial corridors and encourage the establishment of more service industry businesses.

6. Size of Tract:

The 0.9820 acre site is of sufficient size to accommodate the proposed use.

7. Other Factors:

The applicant requests this zoning change to develop a climate-controlled self-service storage with more than 5000 square feet.