



City of San Antonio

Agenda Memorandum

File Number: 16-3117

Agenda Item Number: Z-10.

Agenda Date: 6/2/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2016110

SUMMARY:

Current Zoning: "C-2" Commercial District and "C-3R" General Commercial Restrictive Alcoholic Sales District

Requested Zoning: "MF-18" Limited Density Multi-Family Residential District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 05, 2016

Case Manager: Ernest Brown, Planner

Property Owner: Jay Khadem

Applicant: Jay Khadem

Representative: Daniel Ortiz

Location: 9936 and 10148 Culebra Road

Legal Description: Lot P-6, Lot P-10 and Lot P-11, NCB 17639

Total Acreage: 9.73

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1989 and original zoned Temporary “R-1” Single-Family Residence District and then rezoned to “R-1” Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “R-6” Residential Single-Family District. In 2008 a portion of the subject property was rezoned to “C-3R” General Commercial Restrictive Alcohol Sales and “C-2” Commercial District on the other portion of the subject property. The subject property is vacant and undeveloped. It is not platted in its current configuration.

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-2, C-3R, C-3

Current Land Uses: Gas Station, Retail Center, Auto Repair

Direction: East

Current Base Zoning: C-3

Current Land Uses: Vacant

Direction: South

Current Base Zoning: R-6

Current Land Uses: Vacant

Direction: West

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

Current Land Uses: Vacant, Commercial Yard, Commercial Truck, Auto Repair

Transportation

Thoroughfare: Culebra Road

Existing Character: Primary Arterial, Type A; two lanes each direction divided with turn lane.

Proposed Changes: None known

Thoroughfare: Easterling

Existing Character: Local, Type B; one lane each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus line to the subject property is the 610 and 602 which operate along Culebra.

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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Multi-Family Residential.

Minimum Parking Requirement: 1.5 per unit;

Maximum Parking Requirement: 2 per unit.

ISSUE:

None.

ALTERNATIVES:

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

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) 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 located within the West/Southwest Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The proposed “MF-18” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

Both the existing “C-2” base zoning district and the proposed “MF-18” zoning district are suitable as presently zoned. The existing “C-3” base zoning district is not appropriate for the subject property.

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 proposed development for multiple family dwelling units is consistent with the West/Southwest Sector Plan objective for Suburban Tier land use.

6. Size of Tract:

The subject property measures a 9.73 acre tract and is sufficient to accommodate the proposed Multi-Family subdivision development and parking requirements.

7. Other Factors:

None.