



City of San Antonio

Agenda Memorandum

File Number: 17-1030

Agenda Item Number: Z-5.

Agenda Date: 1/19/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2017013

SUMMARY:

Current Zoning: "C-3" General Commercial District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 20, 2016

Case Manager: Nyliah Acosta, Planner

Property Owner: Ken Lowe, Roberta Lowe and MLK Garden Homes LLC

Applicant: Ken Lowe, Roberta Lowe and MLK Garden Homes LLC

Representative: Stephen S. Lin P.E.

Location: 2800-2900 Block of Martin Luther King Drive

Legal Description: 1.438 acres out of NCB 9552

Total Acreage: 1.438

Notices Mailed

Owners of Property within 200 feet: 62

Registered Neighborhood Associations within 200 feet: Coliseum-Willow Park Neighborhood Association

Applicable Agencies: Parks

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1951. Later, a 1969 case (Ordinance 37547) zoned the subject property as “B-3” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-3” General Commercial District.

Topography: The property is located within a mandatory detention area.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2, and R-4

Current Land Uses: Restaurant, Single Family and Vacant lots

Direction: West

Current Base Zoning: R-4

Current Land Uses: Residential Single-Family

Direction: South

Current Base Zoning: R-4

Current Land Uses: Residential Single-Family

Direction: East

Current Base Zoning: R-4

Current Land Uses: Residential Single-Family

Overlay and Special District Information: None

Transportation

Thoroughfare: Martin Luther King Drive

Existing Character: Secondary Arterial.

Proposed Changes: None Known.

Thoroughfare: Robeson

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Aurelia Street.

Existing Character: Local Road

Proposed Changes: None Known.

Public Transit: VIA route 26 is within walking distance of 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: Dwelling- 1 Family - Minimum Vehicle Spaces: 1 per unit. Maximum Vehicle Spaces: N/A

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "C-3" General Commercial District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Zoning Commission recommends Approval. (9-0)

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 Arena District/Eastside Community Plan, and is currently designated as Medium Density Residential in the future land use component of the plan. The requested "R-4" Residential Single-Family district is consistent with the future land use designation.

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 applicant proposes to construct garden style home on the underutilized properties. This project is an appropriate use, and is a reinvestment in the area.

3. Suitability as Presently Zoned:

The current "C-3" base zoning district is not appropriate for the subject property's location as the property is not located at an intersection of major arterials. Martin Luther King Drive is not saturated with intense commercial uses, therefore, the proposed "R-4" is within keeping of the current pattern of development.

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 rezoning request does not appear to conflict with any public policy objective, as the request is consistent with the land use designation.

6. Size of Tract:

The subject property totals 1.438 acres in size, which reasonably accommodates the uses permitted in "R-4" Residential Single-Family District.

7. Other Factors:

None.