



# City of San Antonio

## Agenda Memorandum

**File Number:**13-901

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**Agenda Item Number:** Z-7.

**Agenda Date:** 11/21/2013

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 6

**SUBJECT:**

Zoning Case Z2013207

**SUMMARY:**

**Current Zoning:** "R-6" Residential Single-Family District

**Requested Zoning:** "O-1" Office District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 15, 2013

**Case Manager:** Krystin Ramirez, Planning Technician

**Property Owner:** Chukwuma N. Ogogor and Nkechi S. Ogogor

**Applicant:** Chukwuma N. Ogogor and Nkechi S. Ogogor

**Representative:** Chukwuma N. Ogogor

**Location:** 5524 Rogers Road

**Legal Description:** Lot 14, Block 3, NCB 17637

**Total Acreage:** 0.46

**Notices Mailed**

**Owners of Property within 200 feet:** 13

**Neighborhood Associations:** Mountain View Acres Neighborhood Coalition

**Planning Team Members:** 35 - West/Southwest Sector Plan

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed in 1996 and was originally zoned “Temp R-1” Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District. The subject site was platted in its current configuration in 1957 and is currently undeveloped.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “O-1” and “C-1”

**Current Land Uses:** Medical office, undeveloped land and storage area

**Direction:** West

**Current Base Zoning:** “C-3”

**Current Land Uses:** Vacant Land

**Direction:** South and East

**Current Base Zoning:** “R-6”

**Current Land Uses:** Single-family residences, vacant land and storage areas

## **Transportation**

**Thoroughfare:** Rogers Road

**Existing Character:** Secondary Arterial Type A Street; two lanes in each direction with sidewalks

**Proposed Changes:** None known

**Public Transit:** VIA bus line 660 operates along Rogers Road, with multiple stops near the subject property. VIA bus line 606 operates along Culebra Road, north of subject property.

**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:** Off-street vehicle parking requirements are typically determined by type and size of the use. Medical Clinic - Minimum Parking Requirement: 1 space per 400 square feet of Gross Floor Area (GFA). Maximum Parking Requirement: 1 space per 100 square feet of GFA.

## **ISSUE:**

None.

## **ALTERNATIVES:**

A denial of the zoning request will result in the subject property retaining the current residential zoning classification.

## **FISCAL IMPACT:**

None. The applicant has paid the required zoning fees.

## **RECOMMENDATION:**

Staff and Zoning Commission (7-0) recommend approval.

**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 West/Southwest Sector Plan and is currently designated as Rural Estate Tier in the future land use component of the plan. The requested “O-1” base zoning district is consistent with the adopted land use designation. The Rural Estate Tier allows a range of very low-density residential uses, as well as small-scale service and retail uses meant to serve large, rural residential areas.

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

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request and finds the requested zoning to be appropriate because of the subject property’s location with frontage on an arterial thoroughfare.

**3. Suitability as Presently Zoned:**

The “R-6” base zoning district is not entirely appropriate for the subject property. This zoning district is not recommended under the Rural Estate Tier of the West/Southwest Sector Plan. The subject property currently contains warehousing and is better suited for small-scale office/commercial uses.

Additionally, single-family residential uses are not encouraged with access from arterial thoroughfares because of safety issues that arise from vehicles backing into traffic when leaving the residential property. The UDC includes provisions limiting such access for residential lots that are less than 1 acre in size. The subject property has existing ingress/egress to Rogers Road, and residential development would not be prohibited on the site; but the UDC discourages such development for new subdivisions.

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

**6. Size of Tract:**

The subject property is 0.46 acres in size, which reasonably accommodates the uses proposed medical clinic and the required parking.

**7. Other Factors:**

The “O-1” district requires parking be located behind the primary structure, but does allow a limited amount of parking in the front and side yards.