



City of San Antonio

Agenda Memorandum

File Number: 17-4118

Agenda Item Number: 19.

Agenda Date: 7/18/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2017181 S

SUMMARY:

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

Requested Zoning: "C-2 S" Commercial District with Specific Use Authorization for Fitness Center/ Health Club, Gymnasium, Natatorium, Sport Court- Outdoor Uses Permitted

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 18, 2017

Case Manager: Angela Cardona, Planner

Property Owner: D&B Anderson Family Limited Partnership

Applicant: Okyon Kim Ybarra

Representative: Okyon Kim Ybarra

Location: 9488 Leslie Road

Legal Description: Lot P-1 and P-1C, NCB 16047

Total Acreage: 4.26 acres

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed on December 31, 1993 and zoned Temp R-1 (Ordinance 79037). The property was then rezoned to “R-1” in September 22, 1994 (Ordinance 80810) and then later converted to the current “R-6” after the adoption of the Unified Development Code, dated May 3, 2001 (Ordinance 93881).

Topography: The property falls within the Leon Creek Watershed and the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: Residential, R-6

Current Land Uses: Vacant

Direction: West

Current Base Zoning: R-6

Current Land Uses: Animal Shelter

Direction: South

Current Base Zoning: R-6

Current Land Uses: Vacant

Direction: East

Current Base Zoning: C-2

Current Land Uses: Vacant

Overlay and Special District Information: None.

Transportation

Thoroughfare: Leslie Road

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: New Guilbeau Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Thoroughfare: Loop 1604

Existing Character: Freeway

Proposed Changes: None Known

Public Transit: None.

Traffic Impact: A Traffic Impact Analysis (TIA) report is required. The traffic generated by the proposed development exceeds the threshold requirements.

Parking Information: Parking requirements are determined by use. Commercial uses generally requires a minimum of 1 parking space per 300 square feet and a maximum of 1 parking space per 200 square feet.

ISSUE:

None.

ALTERNATIVES:

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

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or within ½ mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 designated as “Suburban Tier” in the future land use component of the plan. The request for “C-2” base zoning district is consistent with the future land use category.

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 request would be a viable use as this property runs parallel to an access road which would make it easily accessible and would mirror the developed property across the highway, as well as provide an appropriate buffer for future residential development. The request for “C-2” is consistent with the plan goal to design commercial nodes and rezone corridors to promote the mix of activities for live, work and play.

3. Suitability as Presently Zoned:

The subject property is currently zoned “R-6” and is suitable as it is consistent with the surrounding property.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare because the requested use is consistent with the future land use category and the proposed development will offer health related services to the surrounding community.

5. Public Policy:

The rezoning request does not appear to conflict with any public policy objective because the request is consistent with the future land use category and supports the plan goal to design commercial nodes offering mixed activities.

6. Size of Tract:

The subject property measures 4.26 acres which should reasonably accommodate the uses permitted in “C-2”.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but with may, under the right set of circumstances and conditions be acceptable in certain specific locations.

