



# City of San Antonio

## Agenda Memorandum

**File Number:** 14-1234

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**Agenda Item Number:** Z-8.

**Agenda Date:** 6/19/2014

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 3

**SUBJECT:**

Zoning Case Z2014163

**SUMMARY:**

**Current Zoning:** "I-1" General Industrial District, "R-5" Residential Single-Family District and "C-3" General Commercial District

**Requested Zoning:** "C-3NA" General Commercial Nonalcoholic Sales District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 20, 2014

**Case Manager:** Tony Felts, Planner

**Property Owner:** Chester D. Eastin

**Applicant:** Jerome Camero

**Representative:** Michele Haussmann, Land Use Solutions

**Location:** 3708 and 3710 South W.W. White Road

**Legal Description:** Lots 22 and 23, NCB 10846

**Total Acreage:** 1.12

**Notices Mailed**

**Owners of Property within 200 feet:** 17

**Registered Neighborhood Associations within 200 feet:** Pecan Valley Neighborhood Association

**Planning Team:** None

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed in 1957 and was originally zoned “A” Single-Family Residence District and “J” Commercial District. In 1971, a portion of the property was rezoned to “B-3” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “R-5” Residential Single-Family District, “I-1” General Industrial District, and “C-3” General Commercial District, respectively. The property was platted into its current configuration in 1990 and is undeveloped.

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

**Adjacent Zoning and Land Uses**

**Direction:** North, South, East

**Current Base Zoning:** “C-3”, “I-1”

**Current Land Uses:** Offices, Parking Lot, Vacant Land

**Direction:** West

**Current Base Zoning:** “RM-4”

**Current Land Uses:** Vacant Land, Single-Family Residences

**Overlay and Special District Information:** None

**Transportation**

**Thoroughfare:** South WW White Road

**Existing Character:** Secondary Arterial, Type A; one lane in each direction, without sidewalks

**Proposed Changes:** None known

**Public Transit:** There are no VIA bus lines in the vicinity 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:** The zoning application refers to proposed funeral home use; the minimum number of parking spaces for this use is 1 space per 4 seats and the maximum number of parking spaces is 1 space per 2 seats.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current “I-1”, “R-5”, and “C-3” zoning districts; restricting future land uses to permissible in those districts.

**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 subject property is not located within a future land use plan. The area around the subject property contains a mix of uses and zoning designations, including commercial, industrial, and single-family residential. The proposed “C-3NA” zoning district is not out of character for the area and is therefore appropriate.

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

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

**3. Suitability as Presently Zoned:**

The current single-family zoning designation is not appropriate for a property which fronts along an arterial street. Additionally, the size of the “I-1” portion of the property is insufficient to provide any meaningful development, and may be inappropriate for the area given the proximity to single-family residences across WW White Road. The requested “C-3NA” zoning designation is appropriate for the property’s location along South WW White Road, a Secondary Arterial Street.

**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 1.12 acres in size, which should reasonably accommodate the uses permitted in the “C-3NA” base zoning district and required parking. The size of the lot will serve to limit the intensity of future retail uses.

**7. Other Factors:**

None.