



# City of San Antonio

## Agenda Memorandum

**File Number:** 14-1235

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**Agenda Item Number:** Z-13.

**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 6

**SUBJECT:**

Zoning Case Z2014158

**SUMMARY:**

**Current Zoning:** "C-3" General Commercial District

**Requested Zoning:** "MF-25" Low Density Multi-Family District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 20, 2104

**Case Manager:** Tony Felts, Planner

**Property Owner:** Shaenfield-1604, L.P. (by J. C. Trevino, III, Manager, Shaenfield-1604 Management LLC, General Partner)

**Applicant:** White-Conlee Builders, Ltd. (by John C. White, President, White-Conlee Development Corporation, General Partner)

**Representative:** Kaufman & Killen, Inc.

**Location:** Portions of the 7900-8000 Blocks of Leslie Road and the 10400 Block of Shaenfield Road

**Legal Description:** 12.472 acres out of NCB 17635

**Total Acreage:** 12.472

**Notices Mailed**

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

**Registered Neighborhood Associations within 200 feet:** Bridgewood Association

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

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed in 1993 and was originally zoned “Temporary R-1” Temporary Single-Family Residence District. In 1994, the property was rezoned to “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. The property is not platted 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, East

**Current Base Zoning:** “C-2NA”, “C-3”, “C-3R”, “C-3 CD”

**Current Land Uses:** Offices, Warehouses, Retail, Restaurant, Gas Station, Vacant Land

**Direction:** South, West

**Current Base Zoning:** “R-5”, “C-3”

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

**Overlay and Special District Information:** None

**Transportation**

**Thoroughfare:** Shaenfield Road

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

**Proposed Changes:** None known

**Public Transit:** The nearest public transit line is the 660 VIA bus line, which operates along Oscar Wood Place and Loop 1604.

**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 for multi-family dwellings are a minimum of 1.5 spaces per unit and a maximum of 2 spaces per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current commercial zoning; restricting future land uses to those permissible in a “C-3” base zoning district.

**FISCAL IMPACT:**

None. The applicant has paid the required zoning fees.

**RECOMMENDATION:**

Staff and Zoning Commission (7-0) recommend approval pending the plan amendment.

**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 designated as Mixed Use Center in the future land use component of the plan. The applicant has requested a plan amendment to General Urban Tier. Staff and Planning Commission recommend approval of the requested change.

**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. The area around the property is a mix of commercial and single-family uses. The subject property lies between Loop 1604 and a single-family residential neighborhood; additionally, a large “C-3” zoned tract of land will remain between the subject property and Loop 1604. Multi-Family development may provide an effective transition between the single-family neighborhood and the “C-3” zoned property and Loop 1604.

**3. Suitability as Presently Zoned:**

The current zoning designation is not consistent with the adopted future land use plan. The requested “MF-25” zoning designation is consistent with the proposed plan amendment, and the property’s location along Shaenfield Road, a Secondary Arterial Street, is appropriate for the requested future land use designation.

**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 12.472 acres in size, which should reasonably accommodate the uses permitted in the “MF-25” base zoning district and required parking.

**7. Other Factors:**

The current future land use designation of Mixed Use Center is consistent with very high density multi-family development (“MF-40” and “MF-50”) as well as intense retail uses. While the “MF-40” and “MF-50” districts allow lower-density development, lower-density zoning districts are not listed as being consistent with the land use designation. The proposed plan amendment and zoning change will allow less intense development on the subject property.