



City of San Antonio

Agenda Memorandum

File Number: 14-2865

Agenda Item Number: Z-17.

Agenda Date: 12/4/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council Districts 6 & 7

SUBJECT:

Zoning Case Z2015010

SUMMARY:

Current Zoning: "C-3R" General Commercial Restrictive Alcohol Sales District

Requested Zoning: "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 04, 2014

Case Manager: Krystin Ramirez, Planner

Property Owner: Olmos Equities, Ltd. (by Thomas O. Brundage)

Applicant: Olmos Equities, Ltd. (by Thomas O. Brundage)

Representative: Kaufman & Killen, Inc.

Location: Properties located at the intersection of New Guilbeau Road and North Loop 1604 West

Legal Description: Lot 11, Block 1, NCB 19198; Lots 77, 78 and 79, Block 6, NCB 18163

Total Acreage: 9.756

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: None

Planning Team: Northwest Community Planning Team - 23

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1993, and was originally zoned “B-3R” Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-3R” General Commercial Restrictive Alcohol Sales District.

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: “C-3R” and “C-3S”

Current Land Uses: Vacant and public storage

Direction: East and South

Current Base Zoning: “R-5 PUD” and “C-3”

Current Land Uses: Vacant and single-family residential

Overlay and Special District Information: None

Transportation

Thoroughfare: Loop 1604

Existing Character: Freeway; three lanes in each direction

Proposed Changes: None known

Thoroughfare: New Guilbeau Road

Existing Character: Secondary Arterial Type A; two lanes in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus line is 660, which operates along Loop 1604.

Traffic Impact: A Traffic Impact Analysis (TIA) report is required. A traffic engineer must be present at the Zoning Commission meeting.

Parking Information: Off-street vehicle parking requirements are determined by type of use and building size. The zoning application refers to a proposed commercial development.

Service - Commercial development (Food Establishment): Minimum Parking Requirement: 1 space per 100 square feet Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 40 square feet GFA.

Service - Commercial development (Retail): Minimum Parking Requirement: 1 space per 300 square feet Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 200 square feet GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the existing “C-3R” zoning designation.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (8-0) 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 located within the Northwest Community Plan and is currently designated as Community Commercial in the future land use component of the plan. The requested “C-2” base zoning district is consistent with this designation. Community Commercial encompasses medium and high-density land uses that serve a large area community. Additionally, these uses are typically established along major arterials or in established commercial areas. These uses can include a mix of uses in the same building or development. Thus, these characteristics as a whole qualify the proposed land designation as appropriate.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current “C-3R” base zoning district is appropriate for the subject property’s location, however, the intensity of the commercial district and the restrictive alcohol sales may hinder economic development for this area and discourage the placement of restaurants at this intersection.

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.

6. Size of Tract:

The subject property totals 9.756 acres in size, which should reasonably accommodate the uses permitted in “C-2”.

7. Other Factors:

Decreasing the intensity of the commercial designation is appropriate for this area because of its approximate location near single-family residences.