



City of San Antonio

Legislation Details (With Text)

File #: 14-1235
Type: Zoning Case
In control: City Council A Session
On agenda: 6/19/2014
Title: ZONING CASE # Z2014158 (District 6): An Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "MF-25" Low Density Multi-Family District on 12.472 acres out of NCB 17635 located on portions of the 7900-8000 Blocks of Leslie Road and the 10400 Block of Shaenfield Road. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case 14044)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Zoning Commission Minutes, 3. 14-1235 Z2014158 DRAFT ORDINANCE, 4. Ordinance 2014-06-19-0494

Date	Ver.	Action By	Action	Result
6/19/2014	1	City Council A Session	Motion to Approve	

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.