



City of San Antonio

Legislation Details (With Text)

File #: 15-5892
Type: Zoning Case
In control: City Council A Session
On agenda: 12/3/2015
Title: ZONING CASE # Z2015312 (Council District 6): An Ordinance amending the Zoning District Boundary from "MF-33" Multi-Family District to "C-3" General Commercial District on 1.387 acres of land out of NCB 17636, located in the 7400 Block of West Loop 1604 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15090)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-312 Location Map, 2. Z2015312 Zoning Minutes, 3. Draft Ordinance, 4. Ordinance 2015-12-03-1037

Date	Ver.	Action By	Action	Result
12/3/2015	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT: Zoning Case Z2015312
(Associated Plan Amendment PA 15090)

SUMMARY:

Current Zoning: "MF-33" Multi-Family District

Requested Zoning: "C-3" General Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 3, 2015

Case Manager: Shepard Beamon, Planner

Property Owner: SLF IV - Culebra 1604 Investors JV, L.P.

Applicant: CBM Broadway, Ltd.

Representative: Kaufman & Killen, Inc.

Location: 7400 Block of West Loop 1604 North

Legal Description: 1.387 acres out of NCB 17636

Total Acreage: 1.387

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: None.

Planning Team: Northwest Community Plan - 13

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 31, 1993 (Ordinance # 79037). The property was originally zoned “R-1” Single-Family Residence District and was rezoned to “B-2” Business District and “B-3” Business District on March 9, 2000 (Ordinance # 91396). Upon the adoption of the 2001 Unified Development Code, “B-2” and “B-3” converted to “C-2” Commercial District and “C-3” General Commercial District. “C-2” and “C-3” were then rezoned to “MF-33” Multi-Family District on August 14, 2011 (Ordinance # 2011-08-04-0637).

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3, MF-33

Current Land Uses: Automobile Dealership

Direction: East

Current Base Zoning: MF-33

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: MF-33, C-3

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: C-3

Current Land Uses: Vacant Lot

Overlay and Special District Information: None.

Transportation

Thoroughfare: Loop 1604

Existing Character: Freeway

Proposed Changes: None known

Thoroughfare: Culebra Road

Existing Character: Primary Arterial Type A

Proposed Changes: None known

Public Transit: None.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed

development does not exceed the threshold requirements

Parking Information:

Auto and Vehicle Sales. Minimum Vehicle Spaces: 1 per 500 GFA. Maximum Vehicle Spaces: 1 per 375 GFA

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present “MF-33” zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend Approval, pending Plan Amendment.

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 Northwest Community Plan and is designated as High Density Residential. The requested “C-3” base zoning district is not consistent with the adopted land use designation. The applicant has requested a plan amendment to Regional Commercial for consistency. Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request.

3. Suitability as Presently Zoned:

The existing “MF-33” zoning district is not appropriate for the subject property and surrounding areas. The subject property is located adjacent to other Commercial zoning, and currently only has accessibility from Loop 1604, a major thoroughfare, making “C-3” a better suited zoning for the property. The requested “C-3” will allow the applicant to develop facilities supporting motor vehicle sales - full service, which is compatible with the surrounding neighborhood.

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. The zoning request fulfills the goals and strategies of the Northwest Community Plan, by encouraging appropriate commercial development and uniform signage at major arterials and neighborhood nodes.

6. Size of Tract:

The subject property is 1.387 acres in size, which accommodates the proposed development for a variety store.

7. Other Factors:

None.