



City of San Antonio

Legislation Details (With Text)

File #: 16-2572
Type: Zoning Case
In control: Zoning Commission
On agenda: 4/19/2016
Title: ZONING CASE # Z2016114 (Council District 8): A request for a change in zoning from "C-2" Commercial District, "C-2 S" Commercial District with Specific Use Authorization for a Carwash and "R-6" Residential Single-Family District to "C-2" Commercial District on 2.41 acres of land out of NCB 18009 located at 10920 Bandera Road. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map Z2016114

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:
Zoning Case Z2016114

SUMMARY:
Current Zoning: "C-2" Commercial District, "C-2 S" Commercial District with Specific Use Authorization for a Carwash, and "R-6" Residential Single-Family District.

Requested Zoning: "C-2" Commercial District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 19, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: William Sweatt

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 10920 Bandera Road

Legal Description: 2.41 acres of land out of NCB 18009

Total Acreage: 2.41

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits on December 31, 1993 and was originally zoned “R-1” Temporary Single Family District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “R-6” Single-Family Residential District. Finally, on April 19, 2007 a portion of the property was rezoned to “C-2” Commercial District and “C-2 S” Commercial District with a Specific Use Authorization for a Car Wash on Lot 7.

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

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: R-6, C2NA, C-2

Current Land Uses: Single-Family Residential, Equipment Business, Vacant Lots

Direction: East, South

Current Base Zoning: C-3, C-2, C-3NA, C-2, MF-33

Current Land Uses: Bank, Restaurant, Parking Lot, Apartments

Overlay and Special District Information: None

Transportation

Thoroughfare: Bandera Road

Existing Character: Primary Arterial Type A 120’

Proposed Changes: None known

Public Transit: VIA bus route 605 at Bandera Road and Prue Road.

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: Storage - Outside: Minimum vehicle parking spaces 1 per 600 sf. GFA. Maximum vehicle parking spaces 1 per 300 sf. GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district

designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the current land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The requested “C-2” district is appropriate for the subject property. The request for “C-2” will not have any negative effects on future development, but rather provide additional services to any existing and potential development. The site location is on a Primary Arterial Type “A” 120 feet thoroughfare.

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 2.41 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.