



City of San Antonio

Legislation Details (With Text)

File #: 16-4022
Type: Zoning Case
In control: Zoning Commission
On agenda: 7/19/2016
Title: ZONING CASE #Z2016197 (Council District 7): A request for a change in zoning from "R-6" Residential Single-Family District to "C-3" General Commercial District on 5.00 acres out of NCB 15663, located at 10663 West Loop 1604 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16055)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2016197
(Associated Plan Amendment 16055)

SUMMARY:

Current Zoning: "R-6" Residential Single-Family District

Requested Zoning: "C-3" General Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 19, 2016

Case Manager: Erica Greene, Planner

Property Owner: Laura Celia Decker, ETAL

Applicant: Land Use Solutions

Representative: Land Use Solutions

Location: 10663 West Loop 1604 North

Legal Description: 5.00 acres out of NCB 15663

Total Acreage: 5.00

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1993 and was previously zoned “Temporary R-1” Single-Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to “R-6” Residential Single-Family District.

Topography: A portion of the property is within the 100 year floodplain

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1 and C-3CD

Current Land Uses: Buckhorn Soil and Stone

Direction: West

Current Base Zoning: I-1

Current Land Uses: Commercial Metals, and CMC Rebar

Direction: South

Current Base Zoning: C-3

Current Land Uses: Vacant

Direction: East

Current Base Zoning: UZROW

Current Land Uses: Freeway

Overlay and Special District Information: None

Transportation

Thoroughfare: West Loop 1604 North

Existing Character: Freeway

Proposed Changes: None

Public Transit: There is a VIA bus stop directly in front of the subject property on the opposite side of West Loop 1604 North.

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: Storage- Minimum Vehicle Spaces: 1per 600 sf GFA. Maximum Vehicle Spaces: 1 per 350 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-6" Residential Single-Family District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 West/Southwest Sector Plan, and is currently designated as Suburban Tier in the future land use component of the plan. The requested "C-3" General Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to Regional Center. Staff and Planning Commission recommend approval.

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 "R-6" base zoning district is not appropriate for the subject property and surrounding areas. The subject property is located on North Loop 1604 West, a freeway with high traffic volumes, and is within close proximity to surrounding Commercial and Industrial making "C-3" a better suited zoning for the property.

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 5.00 acres in size, which should reasonably accommodate the uses permitted in "C-3" General Commercial District.

7. Other Factors:

None.