



City of San Antonio

Legislation Details (With Text)

File #: 16-4687
Type: Zoning Case
In control: Zoning Commission
On agenda: 9/6/2016
Title: ZONING CASE # Z2016221 (Council District 6): A request for a change in zoning from "MF-33" Multi-Family District to "C-3" General Commercial District on 3.094 acres out of NCB 17636, located at 7400 West Loop 1604 North. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16064)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016221 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2016221
(Associated Plan Amendment 16064)

SUMMARY:

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

Requested Zoning: "C-3" General Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 6, 2016

Case Manager: Erica Greene, Planner

Property Owner: CBM, Ltd (Robert Cavender)

Applicant: CBM, Ltd (Robert Cavender)

Representative: Kaufmann & Killen

Location: 7400 West Loop 1604 North

Legal Description: 3.094 acres of land out of NCB 17636

Total Acreage: 3.094

Notices Mailed

Owners of Property within 200 feet: 5

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. A 2011 case (Ordinance 2011-08-04-0637) zoned the subject property as “C-3” General Commercial District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2

Current Land Uses: Vacant

Direction: West

Current Base Zoning: C-3

Current Land Uses: Cavender Buick GMC West Dealership

Direction: South

Current Base Zoning: MF-33 and C-3

Current Land Uses: Vacant

Direction: East

Current Base Zoning: MF-33

Current Land Uses: Vacant

Overlay and Special District Information: None

Transportation

Thoroughfare: West Loop 1604 North

Existing Character: Freeway

Proposed Changes: None

Public Transit: There are no VIA bus stops located near the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development exceeds the threshold requirements.

Parking Information: Auto and Vehicle Sales- Minimum Vehicle Spaces: 1 per 500 sf GFA of sales and service building. Maximum Vehicle Space: 1 per 375 sf GFA of sales and service building

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "MF-33" Multi-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 Northwest Community Plan, and is currently designated as High-Density Residential 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 Commercial. 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:

Both the current "MF-33" Multi-Family District and request zoning district of "C-3" are an appropriate fit that supports the accommodation of growth within the area.

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 3.094 acres in size, which should reasonably accommodate the uses permitted in "C-3" Light Industrial District.

7. Other Factors:

The applicant proposes motor vehicle sales on the subject property. The adjacent property owned by the same property owner is zoned "C-3" General Commercial District. The request to rezone the subject property will make the land uses more compatible with one another.