



City of San Antonio

Legislation Details (With Text)

File #: 16-4999
Type: Zoning Case
In control: City Council A Session
On agenda: 10/20/2016
Title: ZONING CASE # Z2016221 (Council District 6): An Ordinance amending the Zoning District Boundary 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 and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16064)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016221 Location Map, 2. Z2016221 Minutes, 3. Ordinance 2016-10-20-0840

Date	Ver.	Action By	Action	Result
10/20/2016	1	City Council A Session	Motion to Approve	

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 and Zoning Commission (8-0) 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 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.