



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-4221

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 8/2/2018

**Title:** ZONING CASE # Z2018210 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4" Residential Single-Family District to "C-2 NA" Commercial Nonalcoholic Sales District on 0.49 acres out of NCB 10272, located at 502 Pecan Valley Drive. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Denial. (Associated Plan Amendment 18064)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Field Notes, 5. Ordinance 2018-08-02-0571

Date	Ver.	Action By	Action	Result
8/2/2018	1	City Council A Session	Motion to Appr w Cond	Pass

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2018210  
(Associated Plan Amendment 18064)

**SUMMARY:**

**Current Zoning:** "R-4" Residential Single-Family

**Requested Zoning:** "C-2 NA" Commercial Nonalcoholic Sales District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** June 19, 2018

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** Subhi Quirem

**Applicant:** Seda Consulting Engineers, Inc

**Representative:** Dr. Salah E. Diab, P.E.

**Location:** 502 Pecan Valley Drive

**Legal Description:** 0.49 acres out of NCB 10272

**Total Acreage:** 0.49

**Notices Mailed**

**Owners of Property within 200 feet:** 30

**Registered Neighborhood Associations within 200 feet:** Wheatley Heights Action Group

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property is part of the original 36 square miles of the City of San Antonio, and was zoned “B” Residence District from a 1957 case. Upon the adoption of the 2001 Unified Development Code, the previous “B” converted to the current “R-4” Residential Single-Family 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:** R-4

**Current Land Uses:** Vacant Lots, Single Family Residences

**Direction:** East

**Current Base Zoning:** R-4

**Current Land Uses:** Single Family Residences

**Direction:** South

**Current Base Zoning:** R-4

**Current Land Uses:** Vacant Lots, Single Family Residences

**Direction:** West

**Current Base Zoning:** R-4, C-3,

**Current Land Uses:** Vacant Lot, Single Family Residences, Gas Station Corner Store

**Overlay and Special District Information:** None.

**Transportation**

**Thoroughfare:** Pecan Valley Drive

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** Morningview Street

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Public Transit:** VIA route 28 is 1 ½ blocks south of the subject property.

**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:** Retail Minimum Vehicle Spaces: 1 per 300 sf GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district. Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools are allowed in the “R-4” district.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not within a Regional Center or a Premium Transit Corridor.

**Staff Analysis and Recommendation:** Staff recommends Approval, pending Plan Amendment. Zoning Commission (6-5), recommends Denial.

**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 Eastern Triangle Community Plan, and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “C-2” Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the future land use from “Low Density Residential” to “High Density Mixed Use”. 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. The applicant proposes to build a retail strip at the corner of Pecan Valley Drive and Morningview Street. The “High Density Mixed Use” classification has been introduced to the northern corners of the intersection and allows for commercial development. Allowing the expansion to this property will mirror the pattern of development and will provide services and retail options to the immediate surrounding neighborhood. The Eastern Triangle Community Plan supports new business, and aims to advance the diversification of business. The change to “C-2” is in alignment with the plans goals.

**3. Suitability as Presently Zoned:**

The current “R-4” base zoning district is appropriate for the subject property’s location; however, lower intensity commercial districts would also be appropriate at the intersection.

**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 0.49 acres in size, which reasonably accommodates the uses permitted in “C-2” Commercial District.

**7. Other Factors:**

None.