



City of San Antonio

Legislation Details (With Text)

File #: 18-4883
Type: Zoning Case
In control: Zoning Commission
On agenda: 8/21/2018
Title: ZONING CASE # Z2018278 (Council District 6): A request for a change in zoning from "C-3" General Commercial District to "MF-33" Multi-Family District on 14.133 acres out of NCB 17636, generally located in the 7300 block of North Loop 1604. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18084)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2018278
(Associated Plan Amendment 18084)

SUMMARY:

Current Zoning: "C-3" General Commercial District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 21, 2018

Case Manager: Kayla Leal, Planner

Property Owner: SLF IV - Culebra 1604 Investors JV, LP

Applicant: SLF IV - Culebra 1604 Investors JV, LP

Representative: Kaufman & Killen, Inc.

Location: Generally located in the 7300 Block of West Loop 1604 North

Legal Description: 14.133 acres out of NCB 17636

Total Acreage: 14.133

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 31, 1989 and was zoned "Temporary R-1" Temporary Single-Family Residence District, established by Ordinance 68296. The zoning changed to "B-3" Business District on April 12, 1990, established by Ordinance 71383. The current "C-3" General Commercial District converted from the previous "B-3" base zoning district upon adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001.

Topography: The subject property is located within the Leon Creek watershed and there is a small portion located within the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: MF-33

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: C-3

Current Land Uses: Vacant Land, Helotes Creek

Direction: West

Current Base Zoning: C-3

Current Land Uses: Vacant Land

Overlay and Special District Information: None.

Transportation

Thoroughfare: Loop 1604

Existing Character: Freeway

Proposed Changes: None known

Public Transit: The nearest bus stop (Stop #41339) is on Culebra Road near Loop 1604 along Bus Routes 606 and 660.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required.

Parking Information: The use of Multi-Family requires a minimum of 1.5 parking spaces per unit and allows a maximum of two (2) parking spaces per unit. The use of a Professional Office requires a minimum of one (1) parking space per 300 square-feet of the Gross Floor Area (GFA) and permits a maximum of one parking space per 140 square-feet of the GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “C-3” General Commercial District is intended to provide more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center nor within a half-mile of a Premium Transit Corridor.

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 subject property is located within the Northwest Community Land Use Plan and is currently designated as “Regional Commercial” in the land use component of the plan. The requested “MF-33” base zoning district is not consistent with the adopted land use designation. The applicant is requesting a Plan Amendment to “High Density Residential.” Staff and Planning Commission recommend Approval of the Plan Amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. There is currently “MF-33” zoning directly to the east of the subject property.

3. Suitability as Presently Zoned:

The existing “C-3” base zoning district is appropriate for the surrounding area. The property is near Loop 1604 and there is “C-3” zoning in between the subject property and Loop 1604. The “C-3” zoning to the west will provide a transitional buffer from Loop 1604 and the multi-family development.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. There is General Commercial zoning to the west, but a Type C landscape buffer of fifteen (15) feet will be required once it is developed.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The 14.133 acre site is of sufficient size to accommodate the proposed development. At a density of thirty-three (33) units per acre, the gross number of units that could be developed is 466 units.

7. Other Factors:

None.