



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-3343  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 6/2/2020  
**Title:** ZONING CASE Z-2020-10700087 (Council District 6): A request for a change in zoning from "R-6" Residential Single-Family District to "C-3" General Commercial District on Lots P-5A, P-5C, P-7, NCB 34400 and Lots P-7 ABS 825, CB 4400, located at 3147 North Loop 1604 and 2995 North Loop 1604. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Map

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

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**  
Zoning Case Z-2020-10700087

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

**Requested Zoning:** "C-3" General Commercial District

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** June 2, 2020

**Case Manager:** Mercedes Rivas, Senior Planner

**Property Owner:** SPH Culebra, LTD

**Applicant:** SPH Culebra, LTD

**Representative:** Brown and Ortiz, P.C

**Location:** 3147 North Loop 1604 and 2995 North Loop 1604

**Legal Description:** Lots P-5A, P-5C, P-7, NCB 34400 & Lots P-7, CB 4400

**Total Acreage:** 29.468

**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 by Ordinance 59776 dated December 31, 1984 and was zoned “R-1” Residence District. The subject property converted from “R-1” Residence District to “R-6” Residential Single-Family with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001.

**Topography:** The property does not include any abnormal physical features such as slope or incursion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “C-3”

**Current Land Uses:** Residential/Natural

**Direction:** South

**Current Base Zoning:** “C-3”

**Current Land Uses:** Natural

**Direction:** East

**Current Base Zoning:** UZROW

**Current Land Uses:** North Loop 1604

**Direction:** West

**Current Base Zoning:** OCL

**Current Land Uses:** vacant land

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

**Transportation**

**Thoroughfare:** North Loop 1604

**Existing Character:** Highway

**Proposed Changes:** None Known

**Public Transit:** There are no VIA bus routes within walking distance of the subject property.

**Routes Served:** None

**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:** The parking requirement for General Commercial uses varies and will depend on the applicant's proposed use. Some General Commercial uses have a ratio of 1:500 GFA and other uses have 1:1,500 GFA.

**ISSUE:**  
None.

**ALTERNATIVES:**

**Current:** The present zoning district designation of "R-6" Residential Single-Family are designed to provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

**Proposed:** The "C-3" General Commercial districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

**FISCAL IMPACT:**

None.

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

The subject property is not within a regional center and is not within a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

**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 West/Southwest Sector Plan and is currently designated as "Regional Center" in the future land use component of the plan. The requested "C-3" base zoning district is consistent with the future land use designation.

**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. Properties to the north and south are zoned "C-3" General Commercial.

**3. Suitability as Presently Zoned:**

The existing "R-6" Residential Single-Family base zoning is not appropriate for the surrounding area. The proposed "C-3" General Commercial is suitable to the area and along the Loop West 1604 North.

**4. Health, Safety and Welfare:**

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the West/Southwest Sector Plan:

**Goal ED-3** The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods.

**Strategies:**

- ED-3.1 Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan
- ED-3.2 Explore creating new tax increment reinvestment zones (TIRZ) adjacent to existing employment centers within Loop 410 in the Sector
- ED-3.3 Foster partnerships with businesses to promote the beautification and clean-up of existing neighborhoods, utilizing programs offered by, but not limited to, Keep San Antonio Beautiful and City of San Antonio Solid Waste Department
- ED-3.4 Continue to utilize/increase code enforcement and other programs to address crime and graffiti

**6. Size of Tract:**

The subject property is 29.468 acres, which could reasonably accommodate general commercial uses.

**7. Other Factors:**

None.