



City of San Antonio

Legislation Details (With Text)

File #: 21-1686
Type: Zoning Case
In control: Zoning Commission
On agenda: 2/16/2021
Title: ZONING CASE Z-2020-10700253 (Council District 6): A request for a change in zoning from "C-2" Commercial District to "R-4" Residential Single-Family District on 1.389 acres out of CB 4450 and CB 4451, generally located in the 13500 block of Culebra Road. Staff recommends Approval. (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. 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 Z-2020-1070000253

SUMMARY:
Current Zoning: "C-2" Commercial District

Requested Zoning: "R-4" Residential Single-Family District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 16, 2021

Case Manager: Justin Malone, Planner

Property Owner: Continental Homes of Texas LP

Applicant: Continental Homes of Texas LP

Location: Generally located in the 13500 block of Culebra Road

Legal Description: 1.389 acres out of CB 4450 and CB 4451

Total Acreage: 1.389 acres

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 on December 31, 1986 by Ordinance 64026 and was originally zoned Temporary "R-1" Single-Family Residence District. The subject property converted from Temporary "R-1" Single-Family Residence District to "R-6" Residential Single-Family District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001. The subject property was rezoned from "R-4" Residential Single-Family District to "C-2" Commercial District by Ordinance 2018-01-18-0064, dated April 12, 2018.

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: "OCL"

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: "OCL"

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: "OCL"

Current Land Uses: Single-Family Residential

Overlay and Special District Information:

None

Transportation

Thoroughfare: Culebra Road

Existing Character: Arterial

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 minimum parking requirements for a single-family dwelling is one (1) space per unit.

ISSUE:

None.

ALTERNATIVES:

Current: “C-2” districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

Proposed: The proposed "R-4" Single-Family Residential District is designed for developing single-family dwelling units (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.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located 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 “Suburban Tier” in the future land use component of the plan. The requested “R-4” base zoning is compatible 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 rezoning would constitute a downzoning to a residential district.

3. Suitability as Presently Zoned:

The current “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed rezoning to “R-4” Residential Single-Family is also appropriate for the area and creates an additional housing option and subdivision as part of a second phase of a development that was already established to the north of the subject site.

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:

Housing Goals and Strategies

- Goal HOU-1- Housing Stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan
 - HOU-1.1 Promote quality design and construction for new housing
- Goal HOU-2- New Housing developments locate near existing community facilities, schools, and physical infrastructure with sufficient capacity to serve new developments
 - HOU-2.4 Promote awareness of the benefits of locating new housing near existing community facilities and physical infrastructure

6. Size of Tract:

The subject property is 1.389 acres, which would adequately support a development of single-family dwellings.

7. Other Factors:

The zoning request is to complete an existing residential subdivision, the remainder of which is located “outside city limits”. The portion zoned “C-2” is the only portion of the subdivision that is not zoned for single-family residential and within the city limits.