



# City of San Antonio

## Agenda Memorandum

**File Number:**16-2291

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**Agenda Item Number:** 15.

**Agenda Date:** 4/5/2016

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**

Zoning Case Z2016110

**SUMMARY:**

**Current Zoning:** "C-2" Commercial District and "C-3R" General Commercial Restrictive Alcoholic Sales District

**Requested Zoning:** "MF-18" Limited Density Multi-Family Residential District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 05, 2016

**Case Manager:** Ernest Brown, Planner

**Property Owner:** Jay Khadem

**Applicant:** Jay Khadem

**Representative:** Daniel Ortiz

**Location:** 9936 and 10148 Culebra Road

**Legal Description:** Lot P-6, Lot P-10 and Lot P-11, NCB 17639

**Total Acreage:** 9.73

**Notices Mailed**

**Owners of Property within 200 feet:** 21

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

### **Property Details**

**Property History:** The subject property was annexed in 1989 and original zoned Temporary “R-1” Single-Family Residence District and then rezoned to “R-1” Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “R-6” Residential Single-Family District. In 2008 a portion of the subject property was rezoned to “C-3R” General Commercial Restrictive Alcohol Sales and “C-2” Commercial District on the other portion of the subject property. The subject property is vacant and undeveloped. It is not platted in its current configuration.

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

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** C-2, C-3R, C-3

**Current Land Uses:** Gas Station, Retail Center, Auto Repair

**Direction:** East

**Current Base Zoning:** C-3

**Current Land Uses:** Vacant

**Direction:** South

**Current Base Zoning:** R-6

**Current Land Uses:** Vacant

**Direction:** West

**Current Base Zoning:** R-6, C-3NA CD

**Current Land Uses:** Vacant, Commercial Yard, Commercial Truck, Auto Repair

### **Transportation**

**Thoroughfare:** Culebra Road

**Existing Character:** Primary Arterial, Type A; two lanes each direction divided with turn lane.

**Proposed Changes:** None known

**Thoroughfare:** Easterling

**Existing Character:** Local, Type B; one lane each direction

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus line to the subject property is the 610 and 602 which operate along Culebra.

**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:** Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Multi-Family Residential.

Minimum Parking Requirement: 1.5 per unit;

Maximum Parking Requirement: 2 per unit.

### **ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

**FISCAL IMPACT:**

None.

**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 proposed “MF-18” base zoning district is consistent with the adopted land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on neighboring land in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

Both the existing “C-2” base zoning district and the proposed “MF-18” zoning district are suitable as presently zoned. The existing “C-3” base zoning district is not appropriate for the subject property.

**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 proposed development for multiple family dwelling units is consistent with the West/Southwest Sector Plan objective for Suburban Tier land use.

**6. Size of Tract:**

The subject property measures a 9.73 acre tract and is sufficient to accommodate the proposed Multi-Family subdivision development and parking requirements.

**7. Other Factors:**

None.