



City of San Antonio

Agenda Memorandum

File Number:16-3603

Agenda Item Number: Z-23.

Agenda Date: 8/4/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2016154

SUMMARY:

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

Requested Zoning: "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 07, 2016

Case Manager: Ernest Brown, Planner

Property Owner: Friday Mountain Ventures, LLC

Applicant: Ward Richter

Representative: Ward Richter

Location: 12134 Bandera Road

Legal Description: P-1E, P-13 & P-13B, NCB 14867

Total Acreage: 2.973

Notices Mailed

Owners of Property within 200 feet: 3

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed in 1997 and originally zoned Temporary “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. The subject property was developed in 1969 with a Residential Single Family structure approximately 2,626 square feet.

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, West

Current Base Zoning: OCL

Current Land Uses: Mini Warehouse, Vacant Land

Direction: South, East

Current Base Zoning: R-6

Current Land Uses: Daycare, Automotive

Transportation

Thoroughfare: Bandera Road

Existing Character: Primary Arterial, Type A.

Proposed Changes: None known

Public Transit: There are no nearby VIA route to 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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to a Day Care.

Minimum Parking Requirement: 1 per 375 square feet Gross Floor Area (GFA);

Maximum Parking Requirement: 1.5 per 375 square feet Gross Floor Area (GFA).

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 and Zoning Commission (9-0) recommend 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 North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The proposed “C-2” 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:

The existing “R-6” base zoning district is not suitable as presently zoned. Residential zoning fronting a major thoroughfare is not encouraged by the Major Thoroughfare Plan.

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

6. Size of Tract:

The subject property is 2.973 acre in size, which is sufficient for the proposed development and parking requirements.

7. Other Factors:

None.