



# City of San Antonio

## Agenda Memorandum

**File Number:**16-4687

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**Agenda Item Number:** 11.

**Agenda Date:** 9/6/2016

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**

Zoning Case Z2016221

(Associated Plan Amendment 16064)

**SUMMARY:**

**Current Zoning:** "MF-33" Multi-Family District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 6, 2016

**Case Manager:** Erica Greene, Planner

**Property Owner:** CBM, Ltd (Robert Cavender)

**Applicant:** CBM, Ltd (Robert Cavender)

**Representative:** Kaufmann & Killen

**Location:** 7400 West Loop 1604 North

**Legal Description:** 3.094 acres of land out of NCB 17636

**Total Acreage:** 3.094

**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 in 1993. A 2011 case (Ordinance 2011-08-04-0637) zoned the subject property as "C-3" General Commercial District.

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

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

**Direction:** North

**Current Base Zoning:** C-2

**Current Land Uses:** Vacant

**Direction:** West

**Current Base Zoning:** C-3

**Current Land Uses:** Cavender Buick GMC West Dealership

**Direction:** South

**Current Base Zoning:** MF-33 and C-3

**Current Land Uses:** Vacant

**Direction:** East

**Current Base Zoning:** MF-33

**Current Land Uses:** Vacant

**Overlay and Special District Information:** None

### **Transportation**

**Thoroughfare:** West Loop 1604 North

**Existing Character:** Freeway

**Proposed Changes:** None

**Public Transit:** There are no VIA bus stops located near the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development exceeds the threshold requirements.

**Parking Information:** Auto and Vehicle Sales- Minimum Vehicle Spaces: 1 per 500 sf GFA of sales and service building. Maximum Vehicle Space: 1 per 375 sf GFA of sales and service building

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current "MF-33" Multi-Family District.

**FISCAL IMPACT:**

None.

**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 property is located within the Northwest Community Plan, and is currently designated as High-Density Residential in the future land use component of the plan. The requested “C-3” General Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a plan amendment to Regional Commercial. Staff and Planning Commission recommend approval.

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

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

Both the current “MF-33” Multi-Family District and request zoning district of “C-3” are an appropriate fit that supports the accommodation of growth within the area.

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

**6. Size of Tract:**

The subject property totals 3.094 acres in size, which should reasonably accommodate the uses permitted in “C-3” Light Industrial District.

**7. Other Factors:**

The applicant proposes motor vehicle sales on the subject property. The adjacent property owned by the same property owner is zoned “C-3” General Commercial District. The request to rezone the subject property will make the land uses more compatible with one another.