



# City of San Antonio

## Agenda Memorandum

**File Number:**17-2635

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**Agenda Item Number:** 20.

**Agenda Date:** 4/18/2017

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Zoning Case Z2017117

**SUMMARY:**

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

**Requested Zoning:** "C-2" Commercial District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 18, 2017

**Case Manager:** Nylicah Acosta, Planner

**Property Owner:** Sint Maarten, LLC

**Applicant:** Robert P. Braubach

**Representative:** Robert P. Braubach

**Location:** 999 Gardendale Street

**Legal Description:** 2.127 acres out of NCB 14281

**Total Acreage:** 2.127

**Notices Mailed**

**Owners of Property within 200 feet:** 26

**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 1972 and was previously zoned “R-3” Multiple Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “MF-33” Multi-Family 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:** RM-4 PUD

**Current Land Uses:** Residential Mixed District

**Direction:** West

**Current Base Zoning:** O-2

**Current Land Uses:** Office Building

**Direction:** South

**Current Base Zoning:** C-3

**Current Land Uses:** Office Building, Apartments, Business Park and Retail Center

**Direction:** East

**Current Base Zoning:** MF-33

**Current Land Uses:** Condominiums

### **Overlay and Special District Information:**

None.

### **Transportation**

**Thoroughfare:** Gardendale

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Public Transit:** VIA route 534 is within walking distance from the subject property.

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

**Parking Information:** Office-Minimum vehicle spaces: 1 per 300 sf GFA. Maximum Vehicle Space: 1 per 140 sf GFA.

### **ISSUE:**

None.

### **ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district.

### **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 property is located within the North Sector Plan, and is currently designated as Regional Center in the future land use component of the plan. The requested “C-2” Commercial base zoning district is consistent with the future land use designation.

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

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The applicant proposes to develop the property for “C-2” commercial uses.

**3. Suitability as Presently Zoned:**

The current “MF-33” base zoning district is appropriate for the subject property’s location; however, the proposed “C-2” would still be within character of the surrounding neighborhood, which is currently a mix of commercial and residential uses.

**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 as it is consistent with the future land use designation.

**6. Size of Tract:**

The subject property totals 2.127 acres in size, which will reasonably accommodate the uses permitted in “C-2” Commercial District.

**7. Other Factors:**

None.