



City of San Antonio

Agenda Memorandum

File Number: 17-2928

Agenda Item Number: Z-17

Agenda Date: 5/18/2017

In Control: City Council A Session

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: Nyliah 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 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 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.