



City of San Antonio

Agenda Memorandum

File Number: 17-4269

Agenda Item Number: Z-7.

Agenda Date: 9/7/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2017178

SUMMARY:

Current Zoning: "C-3" General Commercial District

Requested Zoning: "R-4" Residential Single-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 18, 2017

Case Manager: Kayla Leal, Planner

Property Owner: Tamir Enterprises, Ltd., a Texas Limited Partnership

Applicant: KFW Engineers and Surveying

Representative: KFW Engineers and Surveying

Location: 7300 Block of S WW White Road

Legal Description: 3.29 acres out of NCB 10847

Total Acreage: 3.29

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Department of Planning and Community Development

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 30, 1985 (Ordinance #61628). The property was zoned “Temporary A” Temporary Single Family Residence District and changed to “B-3” Business District, which was established by Ordinance 70570, dated November 24, 1989. The current “C-3” General Commercial District resulted from the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

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-3

Current Land Uses: Vacant Lots

Direction: East

Current Base Zoning: I-1

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: NP-10

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: C-3

Current Land Uses: Vacant Lot

Overlay and Special District Information: None

Transportation

Thoroughfare: S WW White Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Public Transit: There are no nearby transit routes. The nearest route is almost two (2) miles away.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Single-Family Dwellings require a minimum of one (1) parking space per unit. There is not a limit or a maximum number of parking spaces one dwelling may provide.

ISSUE:

None.

ALTERNATIVES:

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

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Brooks Regional Center.

The subject property is not located within a half-mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) 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 not located within any adopted land use plan. Therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The current “C-3” base zoning district is appropriate as presently zoned considering it is located within the Brooks Regional Center. The potential for single-family dwelling development is also suitable as it will provide homes for San Antonio’s growing population.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The subject property is away from the highway, so the request for a less-intense zoning does not seem to indicate any likely adverse effects on the surrounding area.

5. Public Policy:

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

6. Size of Tract:

The subject property measures 3.29 acres which should reasonably accommodate single-family dwellings.

7. Other Factors:

None