



City of San Antonio

Agenda Memorandum

File Number:17-4839

Agenda Item Number: 11.

Agenda Date: 9/5/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2017213

SUMMARY:

Current Zoning: "R-5" Residential Single-Family District

Requested Zoning: "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 5, 2017

Case Manager: Kayla Leal, Planner

Property Owner: Romell W. Henze

Applicant: Ben A. Weber

Representative: Ben A. Weber

Location: 1914 Semlinger Road

Legal Description: Lot 12, NCB 12887

Total Acreage: 5.317

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Dellcrest Area Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into City of San Antonio City Limits on September 19, 1957 (Ordinance 25568) and zoned “A” Single Family District. The current “R-5” Residential Single-Family District converted from the previous “A” upon 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-3NA, R-5

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: L, C-3 (both are across Loop 410)

Current Land Uses: Loop 410, Vacant Industrial, Retail Center

Direction: South

Current Base Zoning: C-3

Current Land Uses: Vacant Lot, Holiday Inn & Suites

Direction: West

Current Base Zoning: R-5

Current Land Uses: Single Family Residential

Overlay and Special District Information: None

Transportation

Thoroughfare: Semlinger Road

Existing Character: Collector

Proposed Changes: None known

Thoroughfare: Loop 410 SE

Existing Character: Freeway

Proposed Changes: None known

Public Transit: The nearest bus stop (Stop #51359) is within a ten (10)-minute walk from the subject property along Bus Route 28. It is located south of the property on the corner of Semlinger Road and Rigsby Avenue.

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: The “C-2” base zoning district has parking requirements and the amount of parking is dependent upon the land use.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The current “R-5” Residential Single-Family District allows single-family dwellings (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet. Other allowable uses include foster family home and public/private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center.

The subject property is not located within a Premium Transit Corridor.

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 subject property is located within the Eastern Triangle Community Plan and is currently designated as “Community Commercial” in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation.

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. The requested zone change is to allow for future commercial development. The property fronts Loop 410 and is bordering commercial zoning on the north and south side. There is residential to the west of the property, but Semlinger Road creates some separation.

3. Suitability as Presently Zoned:

The existing “R-5” base zoning district is appropriate for the surrounding area given that there are single-family residential uses to the west of the property. The property is large in size compared to the existing residential uses, fronts Loop 410, and would be better-suited as commercial.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. There is Semlinger Road to provide buffer between the residential neighborhood and the subject property.

5. Public Policy:

The request does not appear to conflict with any public policy objective since it is consistent with the adopted land use plan. The adopted land use plan has the subject property designated as “Community Commercial,” so changing the zoning will make the property more compatible with the Plan as opposed to its current zone.

6. Size of Tract:

The subject property is 5.317 acres and is of sufficient size to accommodate the proposed use. There is currently a single-family home on the property, but there is much potential for commercial development on this tract size.

7. Other Factors:

None.