



City of San Antonio

Agenda Memorandum

File Number: 17-4922

Agenda Item Number: Z-10.

Agenda Date: 9/21/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2017059

SUMMARY:

Current Zoning: "R-6" Residential Single-Family District

Requested Zoning: "O-1" Office District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 7, 2017. This case was continued from the February 21, 2017 Zoning Commission hearing.

Case Manager: Erica Greene, Planner

Property Owner: Sanjay Kumar & Nishi Thakur

Applicant: Sanjay Kumar & Nishi Thakur

Representative: Brown & Ortiz

Location: 10558 and 10548 Mountain View Drive

Legal Description: Lots 3 and 4, Block 2, NCB 17637

Total Acreage: 0.9182

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Mountain View Acres Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject properties were annexed into the City of San Antonio in 1965 and were previously zoned “Temporary R-1” Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-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: R-6

Current Land Uses: Residential Single-Family

Direction: West

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

Direction: South

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family, Vacant Lot

Direction: East

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

Overlay and Special District Information: None

Transportation

Thoroughfare: Mountain View Drive

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus routes are #46 within walking distance of the subject property.

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

Parking Information: Service: Medical Clinic requires a minimum of 1 per 400 sf GFA and a maximum of 1 per 100 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-6" Residential Single-Family District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Zoning Commission recommends Denial (8-1).

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 West/Southwest Sector Plan, and is currently designated as Rural Estate Tier in the future land use component of the plan. The requested “O-1” Office 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.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is appropriate for the subject property’s location. The requested zoning district of “O-1” is also appropriate for the subject property’s location.

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 land use goals and strategies of the West/Southwest Sector Plan as it supports an economically sustainable community in which residents have a variety of employment opportunities.

6. Size of Tract:

The subject property totals 0.9182 acres in size, which should reasonably accommodate the uses permitted in “O-1” Office District.

7. Other Factors:

The applicant proposes a medical office on the subject properties. The surrounding properties to the west and east of the subject property are commercial uses that will not alter the characteristics of the area. The request to rezone the subject property will make the land uses more compatible with one another.