



City of San Antonio

Agenda Memorandum

File Number:18-3817

Agenda Item Number: 10.

Agenda Date: 6/19/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2018206

SUMMARY:

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

Requested Zoning: "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 19, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: MJBS Holdings, LLC

Applicant: Garret Neumann

Representative: Garret Neumann

Location: 12300 block of Culebra Road

Legal Description: 2.621 acres out of NCB 18296

Total Acreage: 2.621

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio and zoned Temporary “R-1” Residential Single-Family District by Ordinance 64026, dated December 31, 1986. The property converted from Temporary “R-1” to “R-6” Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001. The property was rezoned from “R-6” to “R-5” Residential Single-Family District and “C-2 CD” Commercial District with a Conditional Use for a Home Improvement Center by Ordinance 101010, dated June 9, 2005. The property was rezoned from “R-5” and “C-2 CD” to the current “MF-33” Multi-family District by Ordinance 2007-08-02-0839, dated August 2, 2007.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “MF-33”, Not Zoned (Outside City Limits)

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: “C-2 CD”

Current Land Uses: Vacant Land

Direction: South

Current Base Zoning: Not Zoned (Outside City Limits)

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: “MF-33”

Current Land Uses: Single-Family Residences

Overlay and Special District Information:

None.

Transportation

Thoroughfare: Culebra Road

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: Roft Road

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance of the 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:

The minimum parking for a Meat Market is 1 parking space per 300 square feet of the gross floor area.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “MF-33” Mult-Family District which permits multi-family dwellings, single-family dwellings (detached, attached or townhouses), two-family dwellings, three-family dwellings, four-family dwellings, row-house or zero-lot line dwellings, with a maximum density of 33 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center or within a ½ of a mile of 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 West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “C-2” 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 “MF-33” base zoning is appropriate for the current use and the surrounding area. The requested “C-2” base zoning is also an appropriate base zoning district for the property.

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 proposed rezoning does not appear to conflict with the goals, objectives, and strategies of the West/Southwest Sector Plan. The proposed rezoning from “MF-33” to “C-2” base zoning is appropriate for the area. The surrounding area has recently been developed into residential and multi-family uses. The requested rezoning to “C-2” could offer retail development to serve the residents in the immediate vicinity.

Relevant Goals and Strategies of the West/Southwest Sector Plan include:

- Goal ED-1: The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities
- ED-1.1: Locate business offices near existing residential areas within the Sector

- Goal ED-2: Existing and planned future corridors and accessible, pedestrian commercial nodes contain strong, vibrant business activities with a mix of uses and employment opportunities
- Goal ED-3: The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods

6. Size of Tract:

The subject property is 2.621 acres, which could accommodate the proposed commercial development.

7. Other Factors:

The proposed rezoning is requested in order to develop a Specialty Retail Shop.