



City of San Antonio

Agenda Memorandum

File Number:18-3910

Agenda Item Number: 13.

Agenda Date: 6/19/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2018210

(Associated Plan Amendment 18064)

SUMMARY:

Current Zoning: "R-4" Residential Single-Family

Requested Zoning: "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 19, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Subhi Quirem

Applicant: Seda Consulting Engineers, Inc

Representative: Dr. Salah E. Diab, P.E.

Location: 502 Pecan Valley Drive

Legal Description: 0.49 acres out of NCB 10272

Total Acreage: 0.49

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Wheatley Heights Action Group

Applicable Agencies: None

Property Details

Property History: The subject property is part of the original 36 square miles of the City of San Antonio, and was zoned “B” Residence District from a 1957 case. Upon the adoption of the 2001 Unified Development Code, the previous “B” converted to the current “R-4” 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-4

Current Land Uses: Vacant Lots, Single Family Residences

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single Family Residences

Direction: South

Current Base Zoning: R-4

Current Land Uses: Vacant Lots, Single Family Residences

Direction: West

Current Base Zoning: R-4, C-3,

Current Land Uses: Vacant Lot, Single Family Residences, Gas Station Corner Store

Overlay and Special District Information: None.

Transportation

Thoroughfare: Pecan Valley Drive

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Morningview Street

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 28 is 1 ½ blocks south 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: Retail Minimum Vehicle Spaces: 1 per 300 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet,

foster family home, public and private schools are allowed in the “R-4” district.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or a Premium Transit Corridor.

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 Eastern Triangle Community Plan, and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “C-2” Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the future land use from “Low Density Residential” to “High Density Mixed Use”. Staff and Planning Commission recommend Approval.

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 build a retail strip at the corner of Pecan Valley Drive and Morningview Street. The “High Density Mixed Use” classification has been introduced to the northern corners of the intersection and allows for commercial development. Allowing the expansion to this property will mirror the pattern of development and will provide services and retail options to the immediate surrounding neighborhood. The Eastern Triangle Community Plan supports new business, and aims to advance the diversification of business. The change to “C-2” is in alignment with the plans goals.

3. Suitability as Presently Zoned:

The current “R-4” base zoning district is appropriate for the subject property’s location; however, lower intensity commercial districts would also be appropriate at the intersection.

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.

6. Size of Tract:

The subject property totals 0.49 acres in size, which reasonably accommodates the uses permitted in “C-2” Commercial District.

7. Other Factors:

None.