



City of San Antonio

Agenda Memorandum

File Number:18-4083

Agenda Item Number: 12.

Agenda Date: 7/3/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2018230

SUMMARY:

Current Zoning: "C-3" General Commercial District and "C-2" Commercial District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 3, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Prue Road Associates

Applicant: Lakefield Holdings, LLC

Representative: Chad Johannesen

Location: 5581 Prue Road

Legal Description: Lot P-77A, NCB 14862

Total Acreage: 12.08

Notices Mailed

Owners of Property within 200 feet: 59

Registered Neighborhood Associations within 200 feet: Jade Oaks Neighborhood Association, Oakland Estates Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The property was annexed into the City of San Antonio and zoned Temporary “R-1” Single-Family Residence District by Ordinance 41426, dated December 26, 1972. The property was rezoned from Temporary “R-1” to “B-3” Business District by Ordinance 43249, dated January 10, 1974. The northern portion of the property was rezoned from “B-3” to “B-2” Business District by Ordinance 60225, dated February 7, 1985. The property converted from “B-3” and “B-2” to the current “C-3” General Commercial District and “C-2” Commercial District.

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: “R-6”, “PUD R-4”

Current Land Uses: Vacant Lots, Single-Family Residences

Direction: East

Current Base Zoning: “PUD MF-33”

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: “C-2”

Current Land Uses: Mobile Home Park, Vacant Lot, Pet Cemetery

Direction: West

Current Base Zoning: “C-3”

Current Land Uses: Retail Strip Center, Accenture

Overlay and Special District Information:

None.

Transportation

Thoroughfare: Prue Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Babcock Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: There are no VIA bus routes 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:

The minimum parking for a single-family residence is 1 parking space per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “C-3” General Commercial District and “C-2” Commercial District.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center nor is it 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 Tanglewoodridge Neighborhood Plan. The Unified Development Code, Chapter 35-420 notes that the Tanglewoodridge Plan is to be used as a guide therefore, a finding of consistency is not required.

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 proposed rezoning will remove intense commercial base zoning from an area with large residential subdivision.

3. Suitability as Presently Zoned:

The current “C-2” base zoning is appropriate for the current use and the surrounding area. The “C-3” General Commercial District is not an appropriate zoning for the property. The “C-3” base zoning is adjacent to a single-family residential subdivision.

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 Tanglewoodridge Neighborhood Plan. The proposed rezoning will allow for the development of a residential subdivision on a vacant lot. The plan encourages development that is mindful of the existing residents of the area. The lot is predominately zoned “C-3” General Commercial District which permits intense commercial uses such as Bars/Taverns, Motor Vehicle Sales, Auto Light Truck Repair. The requested “R-4” Residential Single-Family District is a more appropriate base zoning for the subject property.

6. Size of Tract:

The subject property is 12.08 acres, which could accommodate the requested 73 single-family residences.

7. Other Factors:

None.

