



# City of San Antonio

## Agenda Memorandum

**File Number:**14-937

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**Agenda Item Number:** Z-6.

**Agenda Date:** 5/1/2014

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 3

**SUBJECT:**

Zoning Case Z2014099

**SUMMARY:**

**Current Zoning:** "C-3" General Commercial District

**Requested Zoning:** "MF-25" Low Density Multi-Family District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 1, 2014

**Case Manager:** Brenda V. Martinez, Planner

**Property Owner:** Tamir Enterprises, Ltd. (by Tibor Ritter, Director, T.R., L.C., General Partner)

**Applicant:** Charles Christian

**Representative:** Charles Christian

**Location:** A portion of the 7200 Block of South WW White Road

**Legal Description:** 21.1981 acres out of NCB 10847

**Total Acreage:** 21.1981

**Notices Mailed**

**Owners of Property within 200 feet:** 16

**Registered Neighborhood Associations located within 200 feet:** None

**Planning Team:** None

**Applicable Agencies:** None

### **Property Details**

**Property History:** The subject property was annexed in 1985 and was originally zoned “Temp R-1” Temporary Single Family Residence District. In a 1989 City-initiated large-area case, the property was rezoned to “B-3” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “C-3” General Commercial District.

**Topography:** The property is vacant does not include any abnormal physical features such as slope or inclusion in a floodplain.

### **Adjacent Zoning and Land Uses**

**Direction:** North and East

**Current Base Zoning:** “C-3” and “I-1”

**Current Land Uses:** Vacant, printing services, sign services, and parking lot

**Direction:** South

**Current Base Zoning:** “C-2” and “NP-10”

**Current Land Uses:** Vacant

**Overlay and Special District Information:** None.

### **Transportation**

**Thoroughfare:** South WW White Road

**Existing Character:** Secondary Arterial Type A; one lane in each direction

**Proposed Changes:** None known

**Thoroughfare:** Loop 410

**Existing Character:** Freeway; two lanes in each direction

**Proposed Changes:** None known

**Public Transit:** There are no public transit lines near the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required. A traffic engineer must be present at the zoning commission meeting.

**Parking Information:** Off-street parking requirements for multi-family residential uses are determined by the number of dwelling units. Minimum Requirement: 1.5 spaces per unit; Maximum Allowance: 2 spaces per unit.

**ISSUE:**

None.

### **ALTERNATIVES:**

A denial of the zoning request will result in the subject property retaining the current commercial zoning and the proposed multi-family development will be prohibited.

### **FISCAL IMPACT:**

None. The applicant has paid the required zoning fees.

### **RECOMMENDATION:**

Staff and Zoning Commission (7-1) recommend 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 not located within a neighborhood, community or sector plan; therefore a finding of consistency is not required. The property's location between an expressway and an arterial thoroughfare is appropriate for multi-family development.

**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 "MF-25" district provides an appropriate transition between the residentially-zoned property to the south and the more intense commercial uses to the north. Any new construction will trigger both building setbacks and landscape buffers to protect abutting residential property.

**3. Suitability as Presently Zoned:**

Both the existing "C-3" and requested "MF-25" base zoning districts are appropriate for properties with frontage on a major thoroughfare.

**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 is 21.1981 acres in size, which should reasonably accommodate the uses permitted in "MF-25" and required parking. The property will accommodate a maximum of 529 dwelling units; however, the Traffic Impact Analysis worksheet shows 378 proposed units.

**7. Other Factors:**

None.