



City of San Antonio

Agenda Memorandum

File Number:14-1232

Agenda Item Number: Z-15.

Agenda Date: 6/19/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:

Zoning Case Z2014155

SUMMARY:

Current Zoning: "C-1" Light Commercial District and "R-6 PUD" Residential Single-Family Planned Unit Development District

Requested Zoning: "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 20, 2014

Case Manager: Tony Felts, Planner

Property Owner: Zahb Ventures, LLC (by Betty Aguilar, President)

Applicant: Betty Aguilar

Representative: Brown & Ortiz, P. C. (James McKnight)

Location: A portion of the 6900 Block of Prue Road

Legal Description: 1.443 acres out of Lot 109, Block 11, NCB 16098

Total Acreage: 1.443

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: None

Planning Team: Huebner/Leon Creeks Community Plan - 18

Applicable Agencies: City of San Antonio Parks and Recreation Department

Property Details

Property History: The subject property was annexed in 1972 and was originally zoned “Temporary R-1” Temporary Single Family Residence District. In a 1980 case, the property was rezoned to “R-3” Multiple Family Residence District. In a 1995 case, the northern most portion of the property was rezoned to “P-1 R-1” Planned Unit Development Single Family Residence District. In a 2001 case, the remaining “R-3” portion of the property was rezoned to “B-1” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “R-6 PUD” Residential Single-Family Planned Unit Development District and “C-1” Light Commercial District, respectively. The property was platted into its current configuration in 2007 and is undeveloped.

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

Adjacent Zoning and Land Uses

Direction: West, North, East and South

Current Base Zoning: “R-6”, “MF-33”, “R-6 PUD” and “C-1”

Current Land Uses: Scenic Sunset Park, Undeveloped Land, Single-Family Residences and Duplexes

Overlay and Special District Information: A portion of the subject property and some adjacent properties carry the “PUD” Planned Unit Development designation. Planned Unit Developments provide flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography.

Transportation

Thoroughfare: Prue Road

Existing Character: Secondary Arterial, Type A; two lanes in each direction with center medians, turn lanes, and sidewalks

Proposed Changes: None known

Thoroughfare: Barrington Court, Terra Rye, Country Dawn

Existing Character: Local Streets; one lane in each direction, with sidewalks

Proposed Changes: None known

Public Transit: There are no VIA bus lines in the vicinity 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: Off-street vehicle parking requirements for commercial uses are typically determined by the type of use and building size. The zoning application refers to proposed office and community retail uses; therefore, staff cannot calculate the required parking at this time.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current “C-1” and “R-6 PUD” base zoning district; this would restrict commercial development to uses allowed in “C-1” on only that portion of the property as well as restrict the size of any building constructed on the property.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (7-0) recommend approval pending the plan amendment.

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 Huebner/Leon Creeks Community Plan and is designated as Low Density Residential in the future land use component of the plan. The applicant has requested a plan amendment to Community Commercial. Staff and Planning Commission recommend approval of the requested change.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The area around the property is a mix of commercial, multi-family, and single-family uses.

3. Suitability as Presently Zoned:

The current “C-1” zoning district is not consistent with the adopted future land use plan. The requested “C-2” zoning district is consistent with the proposed plan amendment; and the property’s location along Prue Road, a Secondary Arterial Street, is appropriate for medium-intensity commercial uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare. As the property is currently undeveloped, any new development would need to comply with the buffer yard requirements of the UDC.

5. Public Policy:

Should the plan amendment request be approved, the request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 1.443 acres in size, which should reasonably accommodate the uses permitted in the “C-2” base zoning district and required parking.

7. Other Factors:

None.