



City of San Antonio

Agenda Memorandum

File Number:15-1804

Agenda Item Number: 21.

Agenda Date: 3/3/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Zoning Case Z2015110

SUMMARY:

Current Zoning: "C-3NA" General Commercial Nonalcoholic Sales District

Requested Zoning: "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 3, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: 414 South WW White, LLC

Applicant: CST Stations Texas, LLC

Representative: Kaufman & Killen (Ashley Farrimond)

Location: 414 South WW White Road

Legal Description: Lot 75, NCB 10614

Total Acreage: 1.1016

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: Huntleigh Park Residents Association

Planning Team: Eastern Triangle-22

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was originally zoned "F" Local Retail District. A 1997 case zoned the subject property as "B-3NA" Business Non-Alcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3NA" General Commercial Nonalcoholic Sales 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: "C-3" and "C-3NA"

Current Land Uses: Vacant and Mortuary

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Office Building

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Car Wash, Restaurant, and Laundromat

Direction: West

Current Base Zoning: "C-3" and "C-2"

Current Land Uses: Bank and Parking Lot

Overlay and Special District Information: None.

Transportation

Thoroughfare: South WW White Road

Existing Character: Primary Arterial Type A; two lanes in each direction with partial sidewalks

Proposed Changes: None known

Thoroughfare: East Houston Street

Existing Character: Secondary Arterial B; two lanes in each direction with partial sidewalks

Proposed Changes: None known

Public Transit: VIA bus route 25 operates along Houston Street and has a stop at South WW White Road.

Traffic Impact: A Traffic Impact Analysis (TIA) report is required. A traffic engineer must be present at the Zoning Commission meeting.

Parking Information: Off-street vehicle parking requirements are determined by type of use and building size. The zoning application refers to a proposed commercial development.

Service - Commercial development (Retail): Minimum Parking Requirement: 1 space per 300 square feet Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 200 square feet GFA.

ISSUE:

None.

ALTERNATIVES: A denial of the request will result in the subject property retaining the current "C-3NA" General Commercial Nonalcoholic Sales District and will restrict appropriate high-density mixed use commercial development encouraged by the Eastern Triangle Neighborhood Plan.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: 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 Eastern Triangle Neighborhood Plan and is currently designated as High Density Mixed Use in the future land use component of the plan. The requested "C-2" base zoning district is consistent with this designation. High Density Mixed Use encompasses high-density land uses that serve a large area community. Additionally, these uses are typically established along major arterials or in established commercial areas. These uses can include a mix of uses in the same building or development. Thus, these characteristics as a whole qualify the proposed land designation as appropriate.

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 "C-3NA" base zoning district is appropriate for the subject property's location; however, the intensity of the commercial district and the nonalcoholic sales designation may hinder economic development for this area and discourage the placement of appropriate uses at this 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 1.016 acres in size, which should reasonably accommodate the uses permitted in "C-2".

7. Other Factors:

None.