



City of San Antonio

Agenda Memorandum

File Number:15-3846

Agenda Item Number: 3.

Agenda Date: 7/7/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2015188 ERZD

SUMMARY:

Current Zoning: "C-3 CD S ERZD" General Commercial Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for Warehousing and Printing Operations Distribution and Assembly Facility

Requested Zoning: "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Parking Garage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 07, 2015

Case Manager: Logan Sparrow, Senior Planner

Property Owner: CST Real Estate Holdings, LLC c/o Douglas Miller V.P

Applicant: CST Real Estate Holdings, LLC c/o Douglas Miller V.P

Representative: Patrick W. Christensen

Location: 19500 Bulverde Road

Legal Description: A 1.009 acre parcel of land out of NCB 34920

Total Acreage: 1.009

Notices Mailed

Owners of Property within 200 feet: 1

Registered Neighborhood Associations within 200 feet: None.

Planning Team: North Sector Planning Team-39

Applicable Agencies: SAWS

Property Details

Property History: The subject property was rezoned from “R-6 ERZD” Residential Single-Family Edwards recharge Zone District to "C-3 CD S ERZD" General Commercial Edwards Recharge Zone District with a Conditional and Specific Authorization Use for Warehousing and Printing Operations Distribution and Assembly Facility, following the adoption of Ordinance 95680, dated April 25, 2002.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3

Current Land Uses: Warehousing and Printing Operations Distribution and Assembly Facility

Direction: East

Current Base Zoning: C-3

Current Land Uses: Vacant

Direction: South

Current Base Zoning: C-3

Current Land Uses: Vacant

Direction: West

Current Base Zoning: C-3

Current Land Uses: Warehousing and Printing Operations Distribution and Assembly Facility

Overlay and Special District Information: The subject property is located within the “ERZD” Edwards Recharge Zone District. SAWS has reviewed the zone change request and recommended approval.

Transportation

Thoroughfare: Bulverde Road

Existing Character: Primary Arterial A, three lanes in each direction with sidewalks

Proposed Changes: None known.

Public Transit: None.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The rezone request is for a parking garage to serve the adjacent printing and warehousing operation.

ISSUE:

None.

ALTERNATIVES:

Denial of the zone change request will result in the subject property retaining its current "C-3 CD S ERZD"

General Commercial Edwards Recharge Zone District with a Conditional and Specific Authorization Use for Warehousing and Printing Operations Distribution and Assembly Facility zoning.

FISCAL IMPACT:

None.

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 North Sector Future Land Use Plan and currently designated as Suburban Tier in the future land use component of the plan. The requested “C-2” Commercial base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zone change request. The proposed use is consistent with the established development pattern of the surrounding area and is not visible from the public street.

3. Suitability as Presently Zoned:

The current “C-3” General Commercial base zoning district is not appropriate for the surrounding area.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

As the request is consistent with the North Sector Future Land Use Plan staff finds that this zone change request does not appear to be in conflict with any stated public policy.

6. Size of Tract:

The 1.009 acre tract of land is of sufficient size for the proposed development.

7. Other Factors:

SAWS has reviewed the zone change request and has recommended approval. The property in question is currently a portion of a parking lot and is already 100 percent covered. The property, in its entirety, does comply with the SAWS coverage limitations.