



# City of San Antonio

## Agenda Memorandum

**File Number:**15-4416

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**Agenda Item Number:** 4.

**Agenda Date:** 9/1/2015

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2015223 CD

**SUMMARY:**

**Current Zoning:** "MF-33" Multi-Family District

**Requested Zoning:** "C-2 CD" Commercial District with a Conditional Use for Self-Service Storage Facility

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 1, 2015. This case is continued from the July 7, 2015 and August 4, 2015 hearings.

**Case Manager:** Robert C. Acosta, Planner

**Property Owner:** Sabia Brothers International, Inc.

**Applicant:** Kaufman & Killen, Inc.

**Representative:** Kaufman & Killen, Inc.

**Location:** 4718 Vance Jackson Road

**Legal Description:** Lots P-101, P-102, P-103, P-104, NCB 11687

**Total Acreage:** 2.76

**Notices Mailed**

**Owners of Property within 200 feet:** 19

**Registered Neighborhood Associations within 200 feet:** Colonial Hills

**Planning Team:** North Sector Planning Team-34

**Applicable Agencies:** None

**Property Details**

**Property History:** The property was originally annexed on 1952 (Ordinance 18115) and was zoned Temporary “C” Apartment District. In 1965 the property was rezoned as “R-3” with the implementation of the 1965 Zoning District. Upon the adoption of the 2001 Unified Development Code, the zoning district converted to the "MF-33" Multi-Family District.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** R-5

**Current Land Uses:** School

**Direction:** East

**Current Base Zoning:** C-2

**Current Land Uses:** Apartments

**Direction:** South

**Current Base Zoning:** C-2

**Current Land Uses:** Commercial uses

**Direction:** West

**Current Base Zoning:** R-5

**Current Land Uses:** Single-Family residential uses

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

**Transportation**

**Thoroughfare:** Vance Jackson Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None known.

**Thoroughfare:** Jackson Keller

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None known.

**Public Transit:** VIA transit route 96 operates along Vance Jackson Road.

**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:** Self-Service Storage Facility: Minimum 4 spaces plus 2 for Managers Quarters.  
Maximum Parking Requirement: N/A

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the zoning request will result in the subject property retaining the present zoning district designation of “MF-33”.

**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 property is located within the North Sector Plan and is currently designated as Suburban Tier which includes a range of use classifications from low to medium density residential uses to neighborhood and community commercial uses. The requested “C-2 CD” Commercial District with a Conditional Use for a Self-Storage Facility with the required site plan is consistent with the adopted land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning change request. The proposed change will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

**3. Suitability as Presently Zoned:**

The subject property is currently zoned “MF-33” and this zoning designation is not consistent with the Suburban Tier land use classification as defined in North Sector land use plan.

**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 request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property is 2.76 acres in size, which can accommodate the proposed development with adequate space for parking.

**7. Other Factors:**

The Conditional Use zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of the zoning with Conditional Use shall only be for the zoning case named in the ordinance approving the Zoning District with the specified Conditional Use provisions.