



City of San Antonio

Agenda Memorandum

Agenda Date: August 2, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

ZONING CASE Z-2022-10700176

(Associated Plan Amendment: PA-2022-11600061)

SUMMARY:

Current Zoning: "R-6" Residential Single-Family District

Requested Zoning: "C-1" Light Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 2, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: Eleazar Galindo

Applicant: Southtown Engineering and Consulting, LLC

Representative: Amir Namakforoosh

Location: 8390 North Verde Drive

Legal Description: Lot 41, NCB 18294

Total Acreage: 1.613 acres

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: Verde Hills Homeowners Association

Applicable Agencies: Parks and Recreation Department, Planning Department

Property Details

Property History:

The subject property is currently zoned "R-6" Residential Single-Family District. The property was annexed into the City of San Antonio by Ordinance 79039 dated December 30, 1993, and originally zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 80968 dated October 13, 1994, to "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6" "C-3NA"

Current Land Uses: Vacant, Commercial Strip

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Park

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Residential Dwelling

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Apartments

Overlay District Information:

None.

Special District Information:

None.

Transportation

Thoroughfare: North Verde Drive

Existing Character: Local

Proposed Changes: None Known.

Thoroughfare: Bandera Road
Existing Character: Primary Arterial A
Proposed Changes: None Known

Public Transit: There are no VIA bus routes in proximity to the subject property
Routes Served: NA

Traffic Impact:

Preliminary Review Only - Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is SOLELY to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting.

The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502

A TIA Report is not required.

Parking Information: The minimum parking requirement for a professional office is 1 space per 300 square feet of gross floor area.

The minimum parking requirement for a food service establishment is 1 space per 100 per square feet of gross floor area.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family allows dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: "C-1" Light Commercial districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or within a ½ mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is located within the Huebner/ Leon Creeks Community Plan and is currently designated as “Low Density Residential Estate” in the future land use component of the plan. The requested “C-1” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Neighborhood Commercial” Staff recommends Denial. The Planning Commission recommendation is pending the July 27, 2022, hearing.
2. **Adverse Impacts on Neighboring Lands:** Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area. While the subject property is abutting Bandera Road, it is part of the Verde Hills Subdivision, which is comprised entirely of large lot single-family residential uses.
3. **Suitability as Presently Zoned:** The current “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “C-1” Light Commercial District is not appropriate. To introduce this zoning designation to this property would be to permit commercial encroachment to an established residential neighborhood. Furthermore, the property fronts the only point of entrance for the neighborhood and is therefore not an ideal place for any kind of commercial establishment that could potentially disrupt the ingress and egress.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The request does appear to conflict with any public policy objectives of the Huebner/Leon Creeks Community Plan:
 - Goal 1 - Community Character and Quality of Life Preserve the character and quality of life of the Huebner/Leon Creeks Community.
 - o Objective 1.1: Growth Management Promote new commercial and residential development that is respectful of the primarily residential character of the area.
 - o Objective 1.3: Low Density Maintain the low-density development pattern.
 - o Objective 1.4: Neighborhood Conservation and Nodal Development Seek techniques to maintain existing development patterns
6. **Size of Tract:** The subject property is 1.613 acres, which could reasonably accommodate the proposed development.

7. **Other Factors:** The applicant intends to rezone to “C-1” Commercial District, to renovate the existing residential structure for professional office uses, and to operate 1-2 mobile food vendors in the back area of the property.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.

If zoning is approved coordination with TxDOT would be needed on access along Bandera Road.