



City of San Antonio

Agenda Memorandum

Agenda Date: March 15, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

Zoning Case Z-2022-10700034

SUMMARY:

Current Zoning: “R-6” Residential Single-Family District

Requested Zoning: “C-2” Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 15, 2022

Case Manager: Despina Matzakos, Planner

Property Owner: John Bowen Creamer Family Limited Partnership

Applicant: John Bowen Creamer Family Limited Partnership

Representative: Killen, Griffin & Farrimond, PLLC

Location: 9290 Leslie Road

Legal Description: Lot P-7, Lot P-7A and Lot P-100, NCB 16047

Total Acreage: 14.036 acres

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: NA

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 30, 1993, by Ordinance 79037 and originally zoned “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: A portion of subject property is located with the 100 Year Flood Plain. The property is also located within the Aquifer Artesian Zone and the Leon Creek Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6, NP-10, C-2S, OCL

Current Land Uses: Open Land, Repair Service

Direction: East

Current Base Zoning: UZROW, C-2, C-3

Current Land Uses: School of Science and Technology, Gas Station, Convenience Store, Fitness Center

Direction: South

Current Base Zoning: UZROW, C-3, MF-33

Current Land Uses: UZROW, Gas Station, Apartments

Direction: West

Current Base Zoning: NP-10, OCL

Current Land Uses: Open Land

Overlay District Information:

None

Special District Information:

None

Transportation

Thoroughfare: Leslie Road

Existing Character: Local

Proposed Changes: None

Thoroughfare: West Loop 1604 North

Existing Character: Interstate

Proposed Changes: None

Public Transit: There are no VIA bus routes within proximity to the subject property.

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for the subject property is 1 per 300 sf GFA.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-Family Districts consist of a Single-family dwelling (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-2” Commercial Districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. 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 within proximity to a premium transit corridor and is not within proximity to a regional center.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

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 West/Southwest Sector Plan and is 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 future land use designation.
- 2. Adverse Impacts on Neighboring Lands:** Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. Surrounding properties are primarily “NP-10” Neighborhood Preservation District or “R-6” Residential Single-Family District. The subject property abuts Interstate Highway 1604, with commercial and multi-family uses located on the opposite side of the Corridor.

3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is not an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial District is an appropriate zoning for the property and surrounding area.
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/does not appear to conflict with any public policy objectives of the West/Southwest Sector Plan.

Relevant Goals and Policies West/Southwest Sector Plan may include:

Goal ED-1 The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities

Goal ED-3 The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods

Goal LU-1 Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses

6. **Size of Tract:** The 14.036-acre site is of sufficient size to accommodate the proposed commercial uses and development.
7. **Other Factors:** The applicant seeks to establish a commercial redevelopment of the subject property.