



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-3878

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 7/7/2015

**Title:** ZONING CASE # Z2015229 (Council District 7): A request for a change in zoning from "R-6" Residential Single- Family District to "C-1" Light Commercial District on approximately 1.915 acres out of NCB 15479, located at 9538 Braun Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment # 15048)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2015229 Location Map

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 7

**SUBJECT:**

Zoning Case Z2015229  
(Associated Plan Amendment 15048)

**SUMMARY:**

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

**Requested Zoning:** "C-1" Light Commercial District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 7, 2015

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** APM Services INC.

**Applicant:** Scott Anglin

**Representative:** Michael Berlanga

**Location:** 9538 Braun Road

**Legal Description:** Lot P-29, NCB 15479

**Total Acreage:** 1.915

**Notices Mailed**

**Owners of Property within 200 feet:** 12

**Registered Neighborhood Associations within 200 feet:** N/A

**Planning Team:** Northwest CP Planning Team - 12

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed in December 31, 1993 (Ordinance # 79038) and the property was zoned "R-1" Temporary Single-Family Residential District. Upon the adoption of the 2001 Unified Development Code, the previous based zoning district converted to "R-6" Residential Single-Family.

**Topography:** The subject 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, East

**Current Base Zoning:** UZROW, PUD R-4, "C-3CD"

**Current Land Uses:** public right-of-way, open green space, pipe business.

**Direction:** West, South

**Current Base Zoning:** "R-6"

**Current Land Uses:** Public school.

**Overlay and Special District Information:** None

**Transportation**

**Thoroughfare:** Braun Road

**Existing Character:** Secondary Arterial Type A 86'

**Proposed Changes:** None known

**Thoroughfare:** Old Tezel Road

**Existing Character:** Local

**Proposed Changes:** None known

**Public Transit:** None.

**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:** Bed and Breakfast: 0.3 per room. Maximum Parking Requirement: 1 per room.

**ISSUE:**

None

**ALTERNATIVES:**

Denial of the zoning request will result in the subject property retaining the "R-6" Residential Single-Family District.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval, pending Plan Amendment.

**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 Northwest Community Plan and is designated as Low Density Residential. The requested "C-1" base zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to General Urban Tier. Staff and the Planning Commission recommended approval of the Plan Amendment.

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

Staff has found no evidence of likely adverse impacts on surrounding properties.

**3. Suitability as Presently Zoned:**

The proposed "C-1" zoning district would be appropriate for the subject property. The existing property is adjacent to Braun Road, a Secondary Arterial. The applicant requests this zoning change in order to develop the property as a bed and breakfast. The property currently has the existing rooms and the applicant is rezoning for compliance with the code.

**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 1.915 acres in size which accommodates the proposed development with adequate space for parking.

**7. Other Factors:**

None.