



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-4674

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 9/6/2016

**Title:** ZONING CASE # Z2016220 (Council District 7): A request for a change in zoning from "DR" Development Reserve District to "C-2" Commercial District on 4.698 acres out of NCB 34470 and NCB 34471, located in the 10500 Block of Braun Road. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2016220 Location Map

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

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 7

**SUBJECT:**

Zoning Case Z2016220

**SUMMARY:**

**Current Zoning:** "DR" Development Reserve District

**Requested Zoning:** "C-2" Commercial District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 6, 2016

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Presto Nova Braun, LTD

**Applicant:** J. Doyle Spruill

**Representative:** J. Doyle Spruill

**Location:** 10500 Block of Braun Road

**Legal Description:** 4.698 acres out of NCB 34470 and NCB 34471

**Total Acreage:** 4.698

**Notices Mailed**

**Owners of Property within 200 feet:** 41

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City Limits on December 31, 2002 and was zoned "DR" Development Reserve District under the present 2001 Unified Development Code.

**Topography:** The subject property has a portion of the land that is with a significant slope. However the property is not within the 100 year flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** West, North

**Current Base Zoning:** OCL

**Current Land Uses:** OCL.

**Direction:** East, South

**Current Base Zoning:** R-4

**Current Land Uses:** Single Family residential.

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

**Transportation**

**Thoroughfare:** Braun Road

**Existing Character:** Secondary Arterial '86

**Proposed Changes:** None known

**Public Transit:** No VIA bus routes adjacent to the property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) report is required. The applicant's traffic engineer must be present during Zoning Commission.

**Parking Information:** Day Care Center: Minimum vehicle parking spaces 1 per 375 GFA. Maximum vehicle parking spaces 1 per 375

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

**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 West / Southwest Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the current land use designation.

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

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

**3. Suitability as Presently Zoned:**

The requested “C-2” district is appropriate for the subject property. The request for “C-2” will not have any negative effects on future development, but rather provide additional businesses to the area. The site location is on a Major Thoroughfare.

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

**7. Other Factors:**

None.