



City of San Antonio

Legislation Details (With Text)

File #: 16-4847

Type: Zoning Case

In control: Zoning Commission

On agenda: 9/20/2016

Title: ZONING CASE # Z2016232 (Council District 7): A request for a change in zoning from "C-3" General Commercial District to "R-4" Residential Single-Family District on 6.240 acres out of NCB 18309, located in the 7800 Block of Tezel Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16067)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016232 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 Z2016232

(Associated Plan Amendment 16067)

SUMMARY:

Current Zoning: "C-3" General Commercial District

Requested Zoning: "R-4" Residential Single-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 20, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: Minh C. Dinh

Applicant: Chad Johannesen

Representative: Johnny G Martinez

Location: 7800 Block of Tezel Road

Legal Description: 6.240 acres out of NCB 18309

Total Acreage: 6.240

Notices Mailed

Owners of Property within 200 feet: 34

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 30, 1985. The property was originally zoned “B-3” Business District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “C-3” General Commercial District.

Topography: The subject property does include a significant slope. The property is not within the 100 year flood plain.

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: C-3, C-3NA, C-2, R-6

Current Land Uses: Vacant lots, Public Schools, Auto Business

Direction: East, South

Current Base Zoning: R-5, R-6, C-3NA

Current Land Uses: Retail Center, Single-Family Homes, Church.

Overlay and Special District Information: None

Transportation

Thoroughfare: Tezel Road 1516

Existing Character: Secondary Arterial Type A 86’

Proposed Changes: None known

Public Transit: None.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Dwelling 1 Family - Minimum Vehicle Spaces: 1 per unit. Maximum Vehicle Spaces: N/A

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, pending Plan Amendment.

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 Northwest Community Plan and is currently designated as Neighborhood Commercial in the land use component of the plan. The requested "R-4" base zoning district is not consistent with the adopted land use designation. The applicant has requested a Plan Amendment to change future land use to Medium Density Residential. Staff recommends Approval. Planning Commission continued the case to September 28, 2016.

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 "R-4" district is appropriate for the subject property. The request for "R-4" will not have any negative effects on future development, but rather provide the needed residential uses to the area. The property is surrounded by similar uses.

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

7. Other Factors:

None.