



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-5177

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 10/20/2016

**Title:** ZONING CASE # Z2016236 (Council District 7): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "R-6" Residential Single-Family District on 6.58 acres out of NCB 18313, located in the 7400 Block of Tezel Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16068)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2016236 Location Map, 2. Z2016236 Minutes, 3. 16-5177 Z2016236 Draft Ordinance.pdf, 4. Ordinance 2016-10-20-0842

Date	Ver.	Action By	Action	Result
10/20/2016	1	City Council A Session	Motion to Approve	Pass

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 7

**SUBJECT:**

Zoning Case Z2016236  
(Associated Plan Amendment 16068)

**SUMMARY:**

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

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 20, 2016

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Snarp Ventures, LLC

**Applicant:** Snarp Ventures, LLC

**Representative:** Brown and Ortiz, P.C.

**Location:** 7400 Block of Tezel Road

**Legal Description:** 6.58 acres out of NCB 18313

**Total Acreage:** 6.58

**Notices Mailed**

**Owners of Property within 200 feet:** 59

**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-2" Business District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-2" Commercial District.

**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:** West, North

**Current Base Zoning:** C-3NA, C-2, R-6, R-5,

**Current Land Uses:** Auto Business, Single-Family Homes, Office Building

**Direction:** East, South

**Current Base Zoning:** R-6, C-2

**Current Land Uses:** Retail Center, Single-Family Homes

**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 and Zoning Commission (10-0) recommend 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-6” base zoning district is not consistent with the adopted land use designation. The applicant has requested a Plan Amendment to change the future land use to Low Density Residential. Staff and Planning Commission recommend approval.

**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-6” district is appropriate for the subject property. The request for “R-6” 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 6.58 acres in size, which accommodates the proposed development with adequate space for parking.

**7. Other Factors:**

None.