



City of San Antonio

Agenda Memorandum

File Number: 15-3878

Agenda Item Number: 18.

Agenda Date: 7/7/2015

In Control: Zoning Commission

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.