



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-3449  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 6/7/2016  
**Title:** ZONING CASE # Z2016154 (Council District 8): A request for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on P-1E, P-13 & P-13B, NCB 14867 located at 12134 Bandera Road. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Z2016-154

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

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**  
Zoning Case Z2016154

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

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

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** June 07, 2016

**Case Manager:** Ernest Brown, Planner

**Property Owner:** Friday Mountain Ventures, LLC

**Applicant:** Ward Richter

**Representative:** Ward Richter

**Location:** 12134 Bandera Road

**Legal Description:** P-1E, P-13 & P-13B, NCB 14867

**Total Acreage:** 2.973

**Notices Mailed**

**Owners of Property within 200 feet:** 3

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

**Applicable Agencies:** None.

**Property Details**

**Property History:** The subject property was annexed in 1997 and originally zoned Temporary “R-1” Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “R-6” Residential Single Family District. The subject property was developed in 1969 with a Residential Single Family structure approximately 2,626 square feet.

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North, West

**Current Base Zoning:** OCL

**Current Land Uses:** Mini Warehouse, Vacant Land

**Direction:** South, East

**Current Base Zoning:** R-6

**Current Land Uses:** Daycare, Automotive

**Transportation**

**Thoroughfare:** Bandera Road

**Existing Character:** Primary Arterial, Type A.

**Proposed Changes:** None known

**Public Transit:** There are no nearby VIA route to the subject property.

**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:** Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to a Day Care.

Minimum Parking Requirement: 1 per 375 square feet Gross Floor Area (GFA);

Maximum Parking Requirement: 1.5 per 375 square feet Gross Floor Area (GFA).

**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 North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The proposed “C-2” base zoning district is consistent with the adopted land use designation.

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

Staff has found no evidence of likely adverse impacts on neighboring land in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The existing “R-6” base zoning district is not suitable as presently zoned. Residential zoning fronting a major thoroughfare is not encouraged by the Major Thoroughfare Plan.

**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 2.973 acre in size, which is sufficient for the proposed development and parking requirements.

**7. Other Factors:**

None.