



# 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.