



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-6911  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 12/1/2020  
**Title:** ZONING CASE Z-2020-10700253 (Council District 6): A request for a change in zoning from "C-2" Commercial District to "R-4" Residential Single-Family District on 1.389 acres out of CB 4451, generally located in the 13500 block of Culebra Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Map

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**  
Zoning Case Z-2020-1070000253

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

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

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** December 1, 2020

**Case Manager:** Justin Malone, Planner

**Property Owner:** Continental Homes of Texas LP

**Applicant:** Continental Homes of Texas LP

**Location:** Generally located in the 13500 block of Culebra Road

**Legal Description:** 1.389 acres out of CB 4451

**Total Acreage:** 1.389 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 5

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

**Applicable Agencies:** Texas Department of Transportation

**Property Details**

**Property History:** The subject property was annexed on December 31, 1986 by Ordinance 64026 and was originally zoned Temporary "R-1" Single-Family Residence District. The subject property converted from Temporary "R-1" Single-Family Residence District to "R-6" Residential Single-Family District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001. The subject property was rezoned from "R-4" Residential Single-Family District to "C-2" Commercial District by Ordinance 2018-01-18-0064, dated April 12, 2018.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "OCL"

**Current Land Uses:** Vacant Land

**Direction:** East

**Current Base Zoning:** "C-2"

**Current Land Uses:** Vacant Land

**Direction:** South

**Current Base Zoning:** "OCL"

**Current Land Uses:** Vacant Land

**Direction:** West

**Current Base Zoning:** "OCL"

**Current Land Uses:** Single-Family Residential

**Overlay and Special District Information:**

None

**Transportation**

**Thoroughfare:** Culebra Road

**Existing Character:** Arterial

**Proposed Changes:** None Known

**Public Transit:** There are no VIA bus routes within walking distance of the subject property.

**Routes served:** 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:**

The minimum parking requirements for a single-family dwelling is one space per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** “C-2” districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

**Proposed:** The proposed "R-4" Single-Family Residential District is designed for developing single-family dwelling units (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is not located within a Regional Center and is not within a Premium Transit Corridor.

**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 West/Southwest Sector Plan and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “R-4” base zoning is compatible with the future land use designation.

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

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The rezoning would constitute a downzoning to a residential district.

**3. Suitability as Presently Zoned:**

The current “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “R-4” Residential Single-Family zoning brings an additional residential component to the area, which is consistent with properties to the north of the subject site.

**4. Health, Safety and Welfare:**

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the West/Southwest Sector Plan:

### Housing Goals and Strategies

- Goal HOU-1- Housing Stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan
  - HOU-1.1 Promote quality design and construction for new housing
- Goal HOU-2- New Housing developments locate near existing community facilities, schools, and physical infrastructure with sufficient capacity to serve new developments
  - HOU-2.4 Promote awareness of the benefits of locating new housing near existing community facilities and physical infrastructure

### **6. Size of Tract:**

The subject property is 1.389 acres, which would adequately support a development of single-family dwellings.

### **7. Other Factors:**

The zoning request is to complete an existing residential subdivision, the remainder of which is located “outside city limits”. The portion zoned “C-2” is the only portion of the subdivision that is not zoned for single-family residential and within the city limits.