



City of San Antonio

Agenda Memorandum

File Number:16-4997

Agenda Item Number: Z-8.

Agenda Date: 10/6/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2016220

SUMMARY:

Current Zoning: "DR" Development Reserve District

Requested Zoning: "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 6, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: Presto Nova Braun, LTD

Applicant: J. Doyle Spruill

Representative: J. Doyle Spruill

Location: 10500 Block of Braun Road

Legal Description: 4.698 acres out of NCB 34470 and NCB 34471

Total Acreage: 4.698

Notices Mailed

Owners of Property within 200 feet: 41

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 31, 2002 and was zoned “DR” Development Reserve District under the present 2001 Unified Development Code.

Topography: The subject property has a portion of the land that is with a significant slope. However the property is not within the 100 year flood plain.

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: OCL

Current Land Uses: OCL.

Direction: East, South

Current Base Zoning: R-4

Current Land Uses: Single Family residential.

Overlay and Special District Information: None.

Transportation

Thoroughfare: Braun Road

Existing Character: Secondary Arterial ‘86

Proposed Changes: None known

Public Transit: No VIA bus routes adjacent to the property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is required. The applicant’s traffic engineer must be present during Zoning Commission.

Parking Information: Day Care Center: Minimum vehicle parking spaces 1 per 375 GFA. Maximum vehicle parking spaces 1 per 375

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 (8-0) recommend 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 “C-2” base zoning district is consistent with

the current land use designation.

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 “C-2” district is appropriate for the subject property. The request for “C-2” will not have any negative effects on future development, but rather provide additional businesses to the area. The site location is on a Major Thoroughfare.

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 4.698 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.