



# City of San Antonio

## Agenda Memorandum

**File Number:**17-1032

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**Agenda Item Number:** Z-14.

**Agenda Date:** 1/19/2017

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 7

**SUBJECT:**

Zoning Case Z2017020 CD

**SUMMARY:**

**Current Zoning:** "C-1" Light Commercial District

**Requested Zoning:** "C-1 CD" Light Commercial District with Conditional Use for a Party House/Meeting Facility/Reception Hall

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 20, 2016

**Case Manager:** Erica Greene, Planner

**Property Owner:** Scott Anglin

**Applicant:** Scott Anglin

**Representative:** Michael Berlanga

**Location:** 9538 Braun Road

**Legal Description:** Lot P-29, NCB 15479

**Total Acreage:** 1.9150

**Notices Mailed**

**Owners of Property within 200 feet:** 7

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

**Applicable Agencies:** None

### **Property Details**

**Property History:** The subject property was annexed in December 31, 1993 (Ordinance # 79038) and the property was zoned "Temporary 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. A 2015 case, Ordinance #2015-08-06-0676 zoned the subject property to "C-1" Light Commercial District.

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

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** R-4

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

**Direction:** West

**Current Base Zoning:** R-6

**Current Land Uses:** Elementary School

**Direction:** South

**Current Base Zoning:** R-6

**Current Land Uses:** Elementary School

**Direction:** East

**Current Base Zoning:** C-3

**Current Land Uses:** Automotive Repair or Sales

**Overlay and Special District Information:** None

### **Transportation**

**Thoroughfare:** Braun Road

**Existing Character:** Local Road

**Proposed Changes:** None

**Public Transit:** VIA bus route #605 is within walking distance of 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:** Social: Clubhouse- requires a minimum of 1 per 3 persons.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current "C-1" Light Commercial District.

**FISCAL IMPACT:**

None.

## **RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval. Zoning Commission recommends Approval. (9-0)

**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 currently designated as Neighborhood Commercial in the future land use component of the plan. The requested "C-1" Light Commercial zoning district is consistent with the future land use designation.

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

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

### **3. Suitability as Presently Zoned:**

The current "C-1" base zoning district is appropriate for the subject property's location. The "C-1 CD" base zoning is also appropriate due to the commercial uses near the subject property.

### **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 rezoning request does not appear to conflict with land use goals and strategies of the Northwest Community Plan that encourage neighborhood-friendly business development.

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

The subject property totals 1.9150 acres in size, which should reasonably accommodate the uses permitted in "C-1" Light Commercial District.

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

The applicant proposes a meeting facility /reception hall on the subject property. The surrounding properties include a mixture of residential single family and commercial businesses. The request to rezone the subject property will make the land uses more compatible with one another because it is will act as a buffer to the more intense commercial use to the east for the surrounding residential uses.

The purpose of the Conditional Use is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may under the right set of circumstances and conditions be acceptable in certain specific locations.