



# City of San Antonio

## Agenda Memorandum

**File Number:**15-4411

---

**Agenda Item Number:** Z-4.

**Agenda Date:** 9/3/2015

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Zoning Case Z2015238

(Associated Plan Amendment 15064)

**SUMMARY:**

**Current Zoning:** "C-3R H RIO-5 AHOD" General Commercial Restrictive Alcoholic Sales Mission Historic River Improvement Overlay Airport Hazard Overlay District

**Requested Zoning:** "R-6 H RIO-5 AHOD" Residential Single-Family Mission Historic River Improvement Overlay Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** August 4, 2015

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Alba De Leon

**Applicant:** Alba De Leon

**Representative:** Barbara Warren

**Location:** 1430 Napier Avenue

**Legal Description:** Lot 27, NCB 7657

**Total Acreage:** 0.22

**Notices Mailed**

**Owners of Property within 200 feet:** 16

**Registered Neighborhood Associations within 200 feet:** East Pyron Symphony Lane Neighborhood Association

**Planning Team:** South Central Planning Team - 16

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed in September 25, 1952 (Ordinance # 18115) and the front of the property was zoned “B-3RH” Historic Business Restrictive Alcoholic Sales District. Upon the adoption of the 2001 Unified Development Code, the previous zoning district converted to “C-3R” Commercial Restrictive Alcoholic Sales. On June 27, 2002, Ordinance 96044 established a “RIO-5” River Overlay District for the property.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North, East

**Current Base Zoning:** R-6 H, C-3R H, MF-33H

**Current Land Uses:** Single-Family Residence and Vacant Lots

**Direction:** West, South

**Current Base Zoning:** MF-33H

**Current Land Uses:** Single-Family Residence and Vacant Lots

**Overlay and Special District Information:** None

**Transportation**

**Thoroughfare:** Napier Avenue

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** 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:** Dwelling - 1 Family: Minimum; 1 parking space per unit. Maximum; N/A

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the zoning request will result in the subject property retaining the "C-3 R H" Commercial Restrictive Alcoholic Sales Mission Historic District.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (7-0) recommend 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 property is located within the South Central San Antonio Community Plan and is designated as “Parks / Open Space” land use. The requested “R-6” base zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to “Low Density Residential” land use. Staff and Planning Commission recommended approval of the Plan Amendment.

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

Staff has found no evidence of likely adverse impacts on surrounding properties.

**3. Suitability as Presently Zoned:**

The proposed “R-6” zoning district would be appropriate for the subject property. The existing property is adjacent to single-family homes. The applicant requests this zoning change in order to build a single-family home. The property is currently vacant surrounded by single-family homes.

**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 0.220 acres in size which accommodates the proposed development with adequate space for parking.

**7. Other Factors:**

None.