



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** August 3, 2023

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 7

**SUBJECT:**

ZONING CASE Z-2023-10700106

(Associated Plan Amendment Case PA-2023-11600029)

**SUMMARY:**

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

**Requested Zoning:** "RE" Residential Estate District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** June 6, 2023

**Case Manager:** Adolfo Gonzalez, Zoning Planner

**Property Owner:** Richard and Aracely Alvarado

**Applicant:** Richard and Aracely Alvarado

**Representative:** Richard and Aracely Alvarado

**Location:** 9400 Block of Tezel Road

**Legal Description:** Lot 33, Block 24, NCB 17901

**Total Acreage:** 1.886

**Notices Mailed**

**Owners of Property within 200 feet:** 41

**Registered Neighborhood Associations within 200 feet:** Braun Station West Community Improvement Neighborhood Association

**Applicable Agencies:** Planning Department

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 61607, dated December 29, 1985 and zoned Temporary “R-1” Single-Family Residence District. The property was rezoned by Ordinance 63341, dated July 31, 1986 to “B-2” Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B-2” Business District converted to the current “C-2” Commercial District.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “C-2”

**Current Land Uses:** Professional Offices

**Direction:** East

**Current Base Zoning:** “R-6”

**Current Land Uses:** Residential Dwelling

**Direction:** South

**Current Base Zoning:** “R-6” and “RM-4”

**Current Land Uses:** Residential Dwelling

**Direction:** West

**Current Base Zoning:** “C-2”

**Current Land Uses:** Vacant Property

**Overlay District Information:**

None.

**Special District Information**

None.

**Transportation**

**Thoroughfare:** Tezel Road

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None known.

**Thoroughfare:** Braun Way

**Existing Character:** Local

**Proposed Changes:** None known.

**Public Transit:** There is no public transit within walking distance of the subject property.

**Traffic Impact:** A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

**Parking Information:** The minimum parking requirement for 1 family dwelling is 1 parking space per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: "C-2" Commercial 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 Zoning: "RE" Residential Estate District permits single-family dwelling (detached) with a minimum lot size of one acre (43,560 square feet) and a minimum lot width of 120 feet, accessory dwelling, public and private schools.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not located within a Regional Center or within ½ a mile from a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission recommend Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject 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 "RE" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "Low Density Residential". Staff and Planning Commission recommend Approval.
2. **Adverse Impacts on Neighboring Lands:** Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

- 3. Suitability as Presently Zoned:** The existing "C-2" Commercial District is an appropriate zoning for the property and surrounding area. The proposed "RE" Residential Estate District is also an appropriate zoning. The subject property is a 1.886 acres and meets the minimum lot requirements for a "RE" base zoning district. The property abuts single-family and townhome development. The rezoning constitutes a downzoning from "C-2" Commercial District to a large lot residential district. The proposed rezoning request is consistent with the established density of the area and will not adversely impact the surrounding area.
- 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 request does not appear to conflict with any public policy objective of the Northwest Community Plan. Objectives and strategies may include:
  - Encourage community representatives to meet with property owners of vacant land to discuss the Northwest Community Plan.
  - Locate good examples and establish better standards for development on arterials.
- 6. Size of Tract:** The 1.8860 acre site is of sufficient size to accommodate the proposed residential development.
- 7. Other Factors:** The applicant intends to construct a single-family dwelling on the property.