



City of San Antonio

Agenda Memorandum

Agenda Date: June 6, 2023

In Control: Zoning Commission Meeting

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

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” 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:

Current Land Uses: Professional Offices

Direction: East

Current Base Zoning:

Current Land Uses: Residential Dwelling

Direction: South

Current Base Zoning:

Current Land Uses: Residential Dwelling

Direction: West

Current Base Zoning:

Current Land Uses: Vacant Property

Overlay District Information:

None.

Special District Information

None.

Transportation

Thoroughfare: Tezel Road

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.

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.

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.

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.

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 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: 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 recommends 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 for the property and surrounding area. The subject property is a 1.886 acre, 82,154 square feet lot and meets the minimum lot requirements for a "RE" base zoning district. The property abuts single-family development and a townhome community. 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 single-family development.
7. **Other Factors:** The applicant intends on constructing a single-family dwelling on the property.