



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-2367

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 3/20/2018

**Title:** ZONING CASE # Z2018132 (Council District 6): A request for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on 14.9 acres out of NCB 18297 (also known as Lot P-1, NCB 18297 and Lot P-1, CB 4450), located at 13253 Galm Road. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**

Zoning Case Z2018132

**SUMMARY:**

**Current Zoning:** "R-6" Residential Single-Family District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 20, 2018

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** AZTX Properties, LTD

**Applicant:** AZTX Properties, LTD

**Representative:** Brown & Ortiz P.C.

**Location:** 13253 Galm Road

**Legal Description:** 14.9 acres out of NCB 18297 (also known as Lot P-1, NCB 18297 and Lot P-1, CB 4450)

**Total Acreage:** 14.9

**Notices Mailed**

**Owners of Property within 200 feet:** 5

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

**Applicable Agencies:** Planning Department

**Property Details**

**Property History:** The Subject property was annexed into the City of San Antonio on December 31, 1986 and was zoned Temp “R-1” Temporary Single Family Residence District. Upon the adoption of the 2001 Unified Development Code the previous Temp “R-1” Converted to the current “R-6” Residential Single-Family District.

**Topography:** The property is within the Transition Zone of the Edwards Recharge Zone.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** OCL

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

**Direction:** East

**Current Base Zoning:** C-2 S, C -2, R-5

**Current Land Uses:** Vacant Lot, Gas Station Restaurant, Single- Family Residences

**Direction:** South

**Current Base Zoning:** OCL

**Current Land Uses:** Vacant Lots, Single- Family Residences

**Direction:** West

**Current Base Zoning:** OCL

**Current Land Uses:** Vacant Lots, Single- Family Residences

**Overlay and Special District Information:** None.

**Transportation**

**Thoroughfare:** Galm Road

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** Culebra Road

**Existing Character:** Primary Arterial

**Proposed Changes:** None Known

**Public Transit:** There are no VIA routes within walking distance from the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. A MDP was approved prior to the TIA ordinance.

**Parking Information:** Retail: Minimum parking spaces- 1 per 300 sf GFA. Maximum parking spaces- 1 per 200 sf of GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district. Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools are allowed within the “R-6” district.

**FISCAL IMPACT:**

None.

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

The subject property is not within a Regional Center or a Premium Transit Corridor.

**Staff Analysis and Recommendation:** Staff recommends Approval.

**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 West/Southwest Sector Plan, and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “C-2” Commercial base 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 “R-6” is appropriate for the subject property’s location; however, this portion of Culebra Road is in the process of being upgraded to a two lane road in each direction, and as development advances into the area “C-2” uses are a good buffer on primary arterials to transition into residential uses.

**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 any public policy objective.

**6. Size of Tract:**

The subject property totals 14.9 acres in size, which accommodates the uses permitted in “C-2” Commercial District.

**7. Other Factors:**

The zoning request is adjacent to a voluntary annexation that was considered by the Planning Commission on

March 14, 2018.