

# City of San Antonio

Legislation Details (With Text)

File #:	18-2	2590		
Туре:	Zoning Case			
		In	control: City Council A See	ssion
On agenda:	4/12	/2018		
Title:	ZONING CASE # Z2018132 (Council District 6): Ordinance amending the Zoning District Boundary 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 and Zoning Commission recommend Approval.			
Sponsors:				
Indexes:				
Code sections:				
Attachments:	1. Location Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Field Notes, 5. Ordinance 2018-04-12- 0276			
Date	Ver.	Action By	Action	Result
4/12/2018	1	City Council A Session	adopted	Pass

# **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.

<u>Transportation</u> 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. Singlefamily 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 and Zoning Commission (9-0) recommend 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

# File #: 18-2590, Version: 1

March 14, 2018.