



City of San Antonio

Agenda Memorandum

File Number:18-2367

Agenda Item Number: 24.

Agenda Date: 3/20/2018

In Control: Zoning Commission

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: Nylicah 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.