



City of San Antonio

Agenda Memorandum

File Number:18-2586

Agenda Item Number: Z-1.

Agenda Date: 4/12/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2018056

SUMMARY:

Current Zoning: "OCL" Outside City Limits

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: 6.00 acres out of NCB 18297 (known as Lot P-1, NCB 18297 & Lot P-1, CB 4450)

Total Acreage: 6.00

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Planning Department

Property Details

Property History: The subject property is currently outside city limits and is going through the voluntary annexation process, and will be considered at City Council on March 8, 2018.

Topography: The subject property is within the Edwards Aquifer Transition 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 remaining outside city limits in which zoning does not apply.

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 property is not currently zoned as it is outside the city limits. 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 6.00 acres in size, which reasonably accommodates the uses permitted in “C-2” Commercial District.

7. Other Factors:

This property is part of a voluntary annexation that was considered by Planning Commission on March 14, 2018.