



City of San Antonio

Agenda Memorandum

File Number:18-2829

Agenda Item Number: 13.

Agenda Date: 4/17/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2018173

SUMMARY:

Current Zoning: "OCL" Outside City Limits

Requested Zoning: "C-1 MC-3" Light Commercial Austin Highway/Harry Wurzbach Metropolitan Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 17, 2018. This case is expedited to City Council on April 19, 2018.

Case Manager: Kayla Leal, Planner

Property Owner: City of San Antonio

Applicant: City of San Antonio

Representative: City of San Antonio

Location: Generally located along properties and the right-of-way between 701 Austin Highway and Rittiman Road to the 6000 block of North New Braunfels Avenue

Legal Description: 2.520 acres out of CB 5742

Total Acreage: 2.520

Notices Mailed

Owners of Property within 200 feet: 3

Registered Neighborhood Associations within 200 feet: Terrell Heights Neighborhood Association

Applicable Agencies: Fort Sam, Planning Department, Texas Department of Transportation

Property Details

Property History: The subject property has been included within the city limits of Terrell Hills until March 28, 2018 when a Municipal Boundary Adjustment was approved to transfer 2.520 acres of land to the City of San Antonio, established by Resolution No. 1433.

Topography: There is a very small portion on the west side of the subject property that is within the 100-year Floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-1

Current Land Uses: McNay Art Museum

Direction: East

Current Base Zoning: OCL

Current Land Uses: Terrell Hills

Direction: South

Current Base Zoning: OCL

Current Land Uses: Terrell Hills

Direction: West

Current Base Zoning: OCL

Current Land Uses: Alamo Heights

Overlay and Special District Information: The “MC-3” Austin Highway/Harry Wurzbach Metropolitan Corridor provides site and building design standards for properties located along the two corridors. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: Austin Highway

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: North New Braunfels Avenue

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: Rittiman Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Public Transit: There are multiple stops within walking distance of the subject property along Austin Highway and New Braunfels Avenue. The bus routes along these streets are 11, 14, 509, and 8.

Traffic Impact: A Traffic Impact Analysis is not required. The application is for Right-Of-Way acquisition to improve the infrastructure at the Austin Highway and North New Braunfels Avenue intersection.

Parking Information: Commercial zoning allows a variety of uses, all of which have their own respective parking requirements. Parking requirements can be found in the Unified Development Code, as per Table 526-3b.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The subject property was not zoned previously as it was outside of San Antonio City Limits.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within a half (½)-mile of the Austin Highway 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 the approval criteria below.

1. Consistency:

The subject property is not located within a Sector, Community, or Neighborhood Land Use Plan therefore a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Staff has not found 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. There is “C-1” zoning to the north of the subject property.

3. Suitability as Presently Zoned:

There is no existing base zoning designated for the subject property as it was previously included within the Terrell Hills City Limits.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The City of San Antonio adjusted the Municipal Boundary to include the subject property, and the proposed zoning is consistent with the surrounding uses.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The 2.520 acre site is of sufficient size to accommodate a proposed development within the “C-1” base zoning district.

7. Other Factors:

The zoning is being proposed by the City of San Antonio for property that will be included within the city limits as the result of a municipal boundary adjustment. Part of this process will also result in the Texas Department of Transportation constructing a deceleration/turn lane to North New Braunfels to assist the flow of traffic in the area.