



City of San Antonio

Agenda Memorandum

File Number:15-4860

Agenda Item Number: 11.

Agenda Date: 9/15/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2015276 S

SUMMARY:

Current Zoning: "C-2" Commercial District

Requested Zoning: "C-2 S" Commercial District with Specific Use for a Convenience Store with Carwash and Gasoline

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 15, 2015

Case Manager: Erica Greene, Planner

Property Owner: STN Ventures, LLC.

Applicant: Sia Sayyadi

Representative: Sia Sayyadi

Location: 13323 Culebra Road

Legal Description: Lot 54, Block 179, NCB 18296

Total Acreage: 2.313

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Planning Team: West Sector Plan (Suburban Tier)

Applicable Agencies: None

Property Details

Property History: The subject property was previously zoned “R-6” Single-Family Residence District on 44.96 acres and “C-2” Commercial District on 5.95 acres. A 2005 case zoned the subject property as “C-2” Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-2” Commercial District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: OCL

Current Land Uses: Vacant

Direction: West

Current Base Zoning: R-6

Current Land Uses: Vacant

Direction: South

Current Base Zoning: OCL

Current Land Uses: Vacant

Direction: East

Current Base Zoning: R-5

Current Land Uses: Vacant

Overlay and Special District Information: None

Transportation

Thoroughfare: Culebra Road

Existing Character: Primary arterial two-lane street that intersects with Galm Road

Proposed Changes: None

Thoroughfare: Galm Road

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is #660 and located to the east of the subject property at Culebra and Westwood Loop.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements. Peak Hour trips (PHTs) for commercial use exceed allowed what is allowed in TIA. A new TIA may be required for future developments.

Parking Information: The proposed zoning change allows for the minimum of 1 vehicle space per 500 sf GFA including service bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "C-2" Commercial District.

FISCAL IMPACT:

None.

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 property is located within the West Sector Plan and is designated as Suburban Tier land use. The requested "C-2 S" Commercial base zoning district with Specific Use Authorization for a Convenience Store with Carwash and Gasoline 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 "C-2" base zoning district is appropriate for the subject property's location. The adjacent property is zoned "C-2" Commercial District, which acts as a buffer to the surrounding residential zoned districts.

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 development of the subject property promotes public policy for economic development for this area in accordance with the West Sector Plan (Suburban Tier) recommendations for service stations.

6. Size of Tract:

The subject property totals 2.313 acres in size, which should reasonably accommodate the uses permitted with special use in Commercial District.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may under the right set of circumstances and conditions be acceptable in certain specific locations.