



City of San Antonio

Agenda Memorandum

File Number: 16-3143

Agenda Item Number: Z-7.

Agenda Date: 6/2/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2016133

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "C-3 NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 3, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: Juan Hernandez and Roxanna Hernandez.

Applicant: James Billington

Representative: James Billington

Location: 2530 Culebra Road

Legal Description: Lot 4, 5, 6, Block 2, NCB 9252

Total Acreage: 0.405

Notices Mailed

Owners of Property within 200 feet: 39

Registered Neighborhood Associations within 200 feet: Prospect Hill Neighborhood Association and Woodlawn Lake Neighborhood Association.

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits on September 6, 1945 and was originally zoned “F” Local Retail District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “C-2” Commercial District.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: C-2, ROW, R-4

Current Land Uses: Retail Center, Restaurant, Auto Sales, Single-Family Homes.

Direction: East, South

Current Base Zoning: C-3 NA, C-2, ROW, R-6

Current Land Uses: Tire Repair, Retail Center, Restaurant, Vacant Lot, Single-Family Homes

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Culebra Road

Existing Character: Secondary Arterial Type A 86’

Proposed Changes: None known

Public Transit: VIA bus routes 82 and 282 at Culebra Road and 29th Street.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Car Wash: Minimum vehicle parking spaces 1 per 500 sf. GFA. Maximum vehicle parking spaces 1 per 375 sf. GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-1) recommend 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 or neighborhood plan. Therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The requested “C-3 NA” district is appropriate for the subject property. The request for “C-3 NA” will not have any negative effects on future development, but rather provide additional services to any existing and potential development. The site location is on a Secondary Arterial Type “A” 86 feet thoroughfare and it is surrounded by similar land uses. The property has an existing carwash structure. The applicant plans to re-open the carwash.

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

6. Size of Tract:

The subject property is 0.405 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.