



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-6539  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 12/4/2018  
**Title:** ZONING CASE # Z-2018-900032 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 22, Block 3, NCB 2073, located at 1015 Culebra Road. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Location Map

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**  
Zoning Case Z-2018-900032

**SUMMARY:**  
**Current Zoning:** "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** December 4, 2018

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** John E. Wilhelm

**Applicant:** Hutton ST 17, LLC

**Representative:** Brown & Ortiz

**Location:** 1015 Culebra Road

**Legal Description:** Lot 22, Block 3, NCB 2073

**Total Acreage:** 0.7691

**Notices Mailed**

**Owners of Property within 200 feet:** 32

**Registered Neighborhood Associations within 200 feet:** West End Hope in Action

**Applicable Agencies:** Planning Department

**Property Details**

**Property History:** The property was a part of the original 36-square miles of the City of San Antonio and was zoned "JJ" Commercial District. The property converted from "JJ" to the current "I-1" General Industrial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "MF-33"

**Current Land Uses:** Church Offices

**Direction:** East

**Current Base Zoning:** "MF-33", "C-3", "C-2"

**Current Land Uses:** Apartments, Restaurant

**Direction:** South

**Current Base Zoning:** "I-1"

**Current Land Uses:** Vacant Lot, Office Building, Roofing Contractor

**Direction:** West

**Current Base Zoning:** "C-2 CD"

**Current Land Uses:** Wrecker Service and Auto Sales

**Overlay and Special District Information:**

"AHOD"

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:** Primary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** North Calaveras

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes 82, 88, 282, and 288 are within walking distance of the property.

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

**Parking Information:**

The minimum parking required for Auto Parts Retail is 1 parking space per 500 square feet of the gross floor area.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “I-1” General Industrial District which provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is not located within a Regional Center. The property is located within ½ of a mile of the Bandera 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 located within the Near Northwest Community Plan and is currently designated as “Community Commercial” in the future land use component of the plan. The requested “C-2” 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. The request is a downzoning from industrial to commercial which is more compatible with the adjacent businesses.

**3. Suitability as Presently Zoned:**

The current “I-1” base zoning is not an appropriate base zoning for the property. The property is surrounded by commercial and multi-family uses. The requested “C-2” is a more suitable base zoning for the property and surrounding area.

#### **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 proposed rezoning is consistent with the goals and objectives of the Near Northwest Community Plan. The plan encourages development of new business and improving the appearance of commercial corridors. The property is currently zoned industrial and operated as a metal recycler. The proposed rezoning will remove outmoded industrial zoning adjacent to commercial and multi-family uses and improve the aesthetic appearance of Culebra Road.

Relevant Goals and Objectives of the Near Northwest Community Plan:

Goal 2 - Economic Development: Ensure the Near NW Community's business corridors are filled with a mix of uses including professional offices, residences and busy shops, providing neighbors an attractive place to walk for shopping, playing, working and relaxing both day and night.

Objective 2.2: Business Development Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environments.

Objective 2.3: Business Appearance Improve the appearance of area commercial corridors.

#### **6. Size of Tract:**

The subject properties are 1.6774 acres, which could accommodate the proposed Auto-Retail development.

#### **7. Other Factors:**

None.