



City of San Antonio

Legislation Details (With Text)

File #: 21-4777

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/20/2021

Title: (Continued from 06/15/2021) ZONING CASE Z-2021-10700069 CD (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District with a Conditional Use for a Bar/Tavern on the South 91.51 feet of Lot 13, Block 2, NCB 2074, located at 951 Culebra Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600040) (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Site Plan

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-2021-10700069 CD
(Associated Plan Amendment PA-2021-11600040)

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-2 CD IDZ AHOD" Commercial Infill Development Zone Overlay Airport Hazard Overlay District with a Conditional Use for a Bar/Tavern

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 20, 2021. This case was continued from the June 15, 2021 hearing.

Case Manager: Mirko Maravi, Senior Planner

Property Owner: Fernando Conchas

Applicant: Bexar Engineers & Associates

Representative: Bexar Engineers & Associates

Location: 951 Culebra Road

Legal Description: The South 91.51 feet of Lot 13, Block 2, NCB 2074

Total Acreage: 0.1065

Notices Mailed

Owners of Property within 200 feet: 20

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

Applicable Agencies: N/A

Property Details

Property History: The subject property was part of the original 36 square miles of the City of San Antonio and originally zoned "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B" Residence District converted to the current "R-4" Residential Single-Family District.

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: "R-4"

Current Land Uses: Single Family Housing

Direction: South

Current Base Zoning: "MF-33"

Current Land Uses: Multi-Family Use

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Single Family Housing

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Restaurant

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 A

Proposed Changes: None known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 82, 88, 282, 288

Traffic Impact: Culebra is identified on the City’s Major Thoroughfare Plan as (Primary Arterial Type A 120’ ROW). ROW dedication may be required. Arterials require 48’ pavement -24’ from centerline. Per UDC Table 506-2, note 5 bike facilities are required on all arterials along with sidewalks. ROW dedication and improvement may be required along Calaveras.

Parking Information: The minimum parking requirement for a Bar/Tavern is 1 parking space per 100 square feet.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “R-4” Single-Family Residential District accommodates medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

Proposed: The proposed “C-2” Commercial District permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-2" districts accommodate commercial, and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

The proposed Conditional Use will permit the use of a Bar/Tavern while keeping the same base zoning district.

The “IDZ” Infill Development Zone Overlay waives the parking requirement.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a Regional Center, but within the premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 “Urban Low Density Residential” in the future land use component of the plan. The requested “C-2” base

zoning district is not consistent with the future land use designation. The applicant applied for a Plan Amendment to “Community Commercial”. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed “C-2” Commercial District is consistent with the “C-2” Commercial and “C-3” General Commercial to the West.

3. Suitability as Presently Zoned:

The current “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial district is appropriate along Culebra Road. The “CD” Conditional Use allows consideration of a Bar/Tavern, a use allowed by right in the “C-3” General Commercial District.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, 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.

6. Size of Tract:

The subject property is 0.1065 acres, which could reasonably accommodate commercial use and a Bar/Tavern.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.