



City of San Antonio

Agenda Memorandum

File Number:19-1303

Agenda Item Number: Z-7.

Agenda Date: 1/17/2019

In Control: City Council A Session

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 and Zoning Commission (10-0) 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 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.