



City of San Antonio

Agenda Memorandum

File Number:20-3344

Agenda Item Number: 8.

Agenda Date: 6/2/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z-2020-10700018

SUMMARY:

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

Requested Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 2, 2020

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: Laundromat H&S, LLC

Applicant: Sazzad Bin-Shafique

Representative: Sazzad Bin-Shafique

Location: 1028 Culebra Road and 1030 Culebra Road

Legal Description: Lots 5 and 6, Block 25, NCB 2085

Total Acreage: 0.409

Notices Mailed

Owners of Property within 200 feet: 20

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

Applicable Agencies: None

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and had a base zoning district of "J" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "J" Business District converted to the current "I-1" General Industrial 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: "C-2"

Current Land Uses: Auto wrecker

Direction: South

Current Base Zoning: "MF-33"

Current Land Uses: Residential

Direction: East

Current Base Zoning: "I-1"

Current Land Uses: Law Firm

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: Gas Station

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 Type A

Proposed Changes: None Known

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

Routes Served: 82, 88, 103, 282, and 288

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 parking requirement for Laundry- Self Service is 1 per 300 sf GFA. The parking requirement for a restaurant is 1 per 100 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning designation of “I-1” General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

Proposed: The proposed “C-1” Light Commercial District is 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-1” districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an “NC” district. “C-1” uses are considered appropriate buffers between residential uses and “C-2” and “C-3” districts and uses.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center and is within a 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 not located within any Community, Neighborhood, or Sector Plan therefore a finding of consistency is not required.

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 neighboring properties are “I-1” General Industrial and “MF-33” Multi-Family District. The proposed “C-1” Light Commercial is a less intense zoning district for the area.

3. Suitability as Presently Zoned:

The current “I-1” General Industrial is an appropriate zoning for the property and surrounding area. The proposed “C-1” Light Commercial District is also an appropriate zoning for the property as it would reduce any potential impacts from more intense industrial uses and zoning districts.

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 subject property is not located within any Community, Neighborhood, or Sector Plan.

6. Size of Tract:

The subject property is 0.409 acres which could reasonably accommodate light commercial uses.

7. Other Factors:

The applicant proposes a restaurant and self-service laundry.