



# City of San Antonio

## Agenda Memorandum

**File Number:**15-1993

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**Agenda Item Number:** 10.

**Agenda Date:** 3/17/2015

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 6

**SUBJECT:**

Zoning Case Z2015116

**SUMMARY:**

**Current Zoning:** "C-3R" General Commercial Restrictive Alcoholic Sales District

**Requested Zoning:** "C-1" Light Commercial District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 17, 2015

**Case Manager:** Ernest Brown, Planner

**Property Owner:** Aureliano Silva

**Applicant:** Raul Angel Lopez

**Representative:** Nora Perez

**Location:** 9775 Culebra Road

**Legal Description:** North 130 feet of Lot 1, Block 1, NCB 18861

**Total Acreage:** 0.298

**Notices Mailed**

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** Great Northwest Community Improvement Association

**Planning Team:** Northwest Neighborhood Planning Team-23

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed in 1989, and was originally zoned Temporary “R-1” Single-Family Residence District. In 1990 the subject property was rezoned to “B-3R” Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-3R” General Commercial Restrictive Alcoholic Sales District. The subject property is currently platted in its current configuration in 1979 (volume 8700, page 93 of the Deed and Plat Records of Bexar County, Texas). It was developed in 1981 with a restaurant building approximately 3108 square feet in size.

**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:** North

**Current Base Zoning:** “C-2”, “R-6”

**Current Land Uses:** Vacant, Residential Subdivision

**Direction:** East, West

**Current Base Zoning:** “C-3R”

**Current Land Uses:** Vacant, Post Office

**Direction:** South

**Current Base Zoning:** “R-6”

**Current Land Uses:** Vacant

**Overlay and Special District Information:** No overlays or special districts

**Transportation**

**Thoroughfare:** Culebra Road

**Existing Character:** Primary Arterial, Type A; two lanes each direction with center turn lane and sidewalks on the northside

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus line is the 610 route, which operate along Culebra Road, with a nearby stop at the intersection of Cliffbrier and Culebra Road.

**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:** Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to a restaurant.

Minimum Parking Requirement: 1 per 100 square feet Gross Floor Area (GFA);

Maximum Parking Requirement: 1 per 40 square feet Gross Floor Area (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 recommends Approval

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is located within the Great Northwest Neighborhood Plan and is currently designated as Neighborhood Commercial in the future land use component of the plan. The subject property is fully developed and consistent with the requested zoning change is consistent with the current land use designation and the surrounding land uses.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The existing “C-3R” base zoning district and the proposed “C-1” is consistent with surrounding zoning and uses.

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

**6. Size of Tract:**

The subject property measures 0.2980 acres in size. The subject property is a fully developed and operating restaurant with parking area.

**7. Other Factors:**

None.