



City of San Antonio

Agenda Memorandum

Agenda Date: July 5, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2022-10700099

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 5, 2022. This case is continued from the June 21, 2022 hearing.

Case Manager: Elizabeth Steward, Planner

Property Owner: The San Antonio Truss Company, Inc

Applicant: Omala Hospitality Group, Inc.

Representative: Brown & Ortiz, PC

Location: 1010 Culebra Road

Legal Description: Lot A, Lot B, Lot 9, and Lot 10, Block 25, NCB 2085

Total Acreage: 0.64

Notices Mailed**Owners of Property within 200 feet:** 31**Registered Neighborhood Associations within 200 feet:** West End Hope in Action

Neighborhood Association

Applicable Agencies: N/A**Property Details**

Property History: The subject property was located within the original 36 square miles of the City of San Antonio and zoned "J" Commercial District and "C" Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "J" Commercial District converted to the current "I-1" General Industrial District and the portion of the property zoned "C" Apartment District converted to the current "MF-33" Multi-Family District.

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

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** C-2**Current Land Uses:** Food Service Establishment and Auto Parts Retail Store**Direction:** South**Current Base Zoning:** MF-33**Current Land Uses:** Residential Dwelling**Direction:** East**Current Base Zoning:** MF-33**Current Land Uses:** Residential Dwelling**Direction:** West**Current Base Zoning:** I-1**Current Land Uses:** Professional Office**Overlay District Information:**

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information: N/A.**Transportation****Thoroughfare:** Culebra Road**Existing Character:** Principal Primary Arterial**Proposed Changes:** None Known

Thoroughfare: North Calaveras

Existing Character: Local

Proposed Changes: None Known

Public Transit: There is public transit within 0.5 miles of the subject property.

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

Traffic Impact: The traffic generated by the proposed development has increased, it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502

A TIA Report will be required.

Parking Information: The minimum parking for a Food Service Establishment- restaurant or cafeteria is 1 space per 100 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “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.

“MF-33” Multi-Family District allows multi-family development to a maximum of 33 units per acre.

Proposed Zoning: “C-2NA” Commercial Nonalcoholic Sales districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining. “C-2NA” districts are identical to “C-2” districts except that the sale of alcoholic beverages is prohibited.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center but is within the Bandera Metro Premium Transit Corridor and the Zarzamora Metro 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 approval criteria below.

1. **Consistency:** The subject property is not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is based on existing and surrounding zoning and uses.
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 use is consistent with the established development pattern of the surrounding area. The change to “C-2 NA” Commercial Nonalcoholic Sales District decreases the intensity of the allowable uses on the property and provides a buffer between existing residential and industrial uses.
3. **Suitability as Presently Zoned:** The existing “MF-33” Multi-Family District is appropriate zoning and “I-1” General Industrial District is not an appropriate zoning for the property and surrounding area. The “I-1” zoning is too intense and established uses in the area are largely residential. The property fronting Culebra Road and East Calaveras are proposed for “C-2” Commercial with entry and exit along both roads. This also provides a needed buffer for the residential development behind the property. The proposed “C-2” Commercial District is a downzoning to the existing “I-1” General Industrial District. The request also consolidates properties and zoning for commercial use.
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 a Neighborhood, Community, or Sector Plan and thus, does not conflict with policy objectives for this area. However, the request is generally aligned with policies of the San Antonio Tomorrow Plan for San Antonio’s economic environment to foster innovation and attract new and innovative businesses, investment and industries.
6. **Size of Tract:** The 0.64 acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The applicant intends to construct a restaurant.