



City of San Antonio

Agenda Memorandum

Agenda Date: October 5, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

ZONING CASE Z-2021-10700233 CD (Associated Plan Amendment - PA-2021-11600076)

SUMMARY:

Current Zoning: "C-2" Commercial District and "C-3 CD" General Commercial District with Conditional Use for a contractor's yard with outside storage.

Requested Zoning: "C-2 CD" Commercial District with Conditional Use for Auto Paint & Body (Repair with outside storage of vehicle and parts, Screened from view adjacent property & Right of Way)

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BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 5, 2021

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Case Manager: Forrest Wilson, Planner

Property Owner: Brambila Management, LLC

Applicant: Juan Diaz

Representative: Juan Diaz

Location: 10229 Culebra Road

Legal Description: Lot 1, Block 17, NCB 18837

Total Acreage: 1.5

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The northern part of the subject property was annexed into the City of San Antonio by Ordinance 68296, dated December 30, 1989, and the southern part of the property was annexed by Ordinance 59776, dated December 30, 1984 and zoned Temporary "R-1" Single-Family Residence District. The northern part of the property was rezoned by Ordinance 71383, dated April 12, 1990 to "B-2" Business District and the southern part to "B-3 NA" Business, Non-Alcoholic Sales District with a Special Use Permit for a contractor's yard with outside storage. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the portion of the property zoned "B-2" Business District converted to "C-2" Commercial District, and the portion zoned "B-3 NA" Business, Non-Alcoholic Sales District converted to "C-3 NA" General Commercial Nonalcoholic Sales 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:

Current Land Uses: Single-Family

Direction: East

Current Base Zoning:

Current Land Uses: Auto Repair

Direction: South

Current Base Zoning: ROW,

Current Land Uses: Vacant, Church

Direction: West

Current Base Zoning:

Current Land Uses: Drainage Canal

Overlay District Information:

None.NA

Special District Information: None.NA

Transportation

Thoroughfare: Culebra Road

Thoroughfare: Culebra Road

Existing Character: Primary Arterial A

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance.
Routes Served: 606

Traffic

Impact:

Culebra is a TxDOT roadway, TxDOT review and approval will be required. Please submit documents to TxDOT for review. Culebra is identified on the City's Major Thoroughfare Plan as (Primary Arterial Type A 120' ROW). ROW dedication and improvement may be required. Arterials require min. 48' pavement - 24' from centerline. Per UDC Table 506-3, note 5 bike facilities are required on all arterials along with sidewalks.

Parking

Information:

The minimum parking requirement is 1 space per 500 sf GFA of sales and service building.

Thoroughfare: Culebra Road

Existing Character: Primary Arterial A

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Traffic Impact:

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ISSUE:

None

ALTERNATIVES:

Current Zoning: C-2 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-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed Zoning: "C-2 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.

The proposed “CD” Conditional Use would allow Auto Paint and Body.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center, but it is within the Premium Transit Corridor.

RECOMMENDATION:

Staff	Analysis	and	Recommendation:
Staff recommends Approval. If recommended for Approval, Staff recommends the following Conditions:			
1. Any on-site lighting shall be directed onto the site and point away from any residential zoning and/or uses;			
2. A (Minimum width 15-foot) landscape buffer shall be provided along the property line abutting R-5 zoning; and			
3. A eight-foot (8') solid screen fence shall be installed and maintained where the subject property abuts residential zoning and/or uses.			

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

1. **Consistency:** The subject property is located within the Northwest Community Plan and is currently designated as Neighborhood Commercial 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 has requested 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 current zoning is "C-3" General Commercial zoning, which is more intense than the proposed "C-2" Commercial District. The "CD" Conditional Use allows conditioning down of a "C-3" General Commercial use with specific stipulations and a required site plan to mitigate adverse impacts.
3. **Suitability as Presently Zoned:** The existing "C-2" Commercial District and "C-3 CD" General Commercial District with a Conditional Use for a contractor's yard with outside storage are appropriate zoning for the property and surrounding area, as the area is adjacent to other commercial properties along Culebra road. The requested "C-2 CD" Commercial District

with a Conditional Use for Auto Paint & Body is also appropriate along Culebra Road, however, with the abutting Single-Family residential to the north, staff is recommending additional conditions to alleviate any adverse impact to nearby residents.

4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

The 1.5 acre site is of sufficient size to accommodate commercial uses and the proposed Auto Paint and Body.

5. **Size of Tract:** The 1.5 acre site is of sufficient size to accommodate commercial uses and the proposed Conditional Use for Auto Paint and Body.

6. **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.