



City of San Antonio

Agenda Memorandum

Agenda Date: March 4, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2024-10700330 CD

SUMMARY:

Current Zoning: "I-2 MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 4, 2025

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Pedro Silva Cruz and Maryalice Silva

Applicant: Pedro Silva Cruz

Representative: Maryalice Silva

Location: 2131 Frio City Road

Legal Description: Lot 8, Block 2, NCB 6680

Total Acreage: 0.1722 acres

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: N/A

City-Wide Community Organizations: Women in Film & Television San Antonio, Lifeline Overeaters Anonymous

Applicable Agencies: Office of Historical Preservation, Lackland AFB

Property Details

Property History: The subject property is part of the original 36 square miles of the City of San Antonio and was originally zoned "LL" First Manufacturing District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, "LL" First Manufacturing District converted to "I-2" Heavy Industrial District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-3", "I-1", "R-6"

Current Land Uses: Vacant, Motor Vehicle Sales, Vehicle Storage, Single-Family Dwellings

Direction: East

Current Base Zoning: "I-2", "I-1"

Current Land Uses: Vacant Commercial Buildings, Auto Repair Shop, Junk Car Yard

Direction: South

Current Base Zoning: "I-2", "I-1"

Current Land Uses: Bar, Junk Car Yard

Direction: West

Current Base Zoning: "I-2", "L"

Current Land Uses: Bar, Oversized Vehicle Storage, Junk Car Yard

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.

The "MLOD-2" Lackland Military Lighting Overlay District does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Special District Information:

None

Transportation**Thoroughfare:** Frio City Road**Existing Character:** Minor Secondary Arterial B**Proposed Changes:** None Known**Thoroughfare:** West Malone**Existing Character:** Minor Secondary Arterial B**Proposed Changes:** None Known**Public Transit:** There are no VIA bus routes within a ½ mile of the subject property.**Routes Served:** None**Traffic Impact:** A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.**Parking Information:** The minimum parking requirement for Auto and Vehicle Sales is 1 space per 500 sf GFA of sales and service building. The minimum parking requirement for Auto and Light Truck Repair is 1 space per 500 sf GFA including service bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay.**ISSUE:**

None

ALTERNATIVES:

Current Zoning: "I-2" Heavy Industrial District allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

Proposed Zoning: "C-2 CD" Commercial 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 "CD" Conditional Use is for Motor Vehicle Sales (Full Service)

FISCAL IMPACT:

None

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN: Subject property is located within the Port San Antonio Regional Center but is not within ½ a mile from 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 approval criteria below.

1. **Consistency:** The subject property is located within the Port San Antonio Area Regional Center Plan, adopted in 2021 , and is currently designated as "Urban Mixed Use" 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 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. Surrounding properties are zoned "I-1" General Industrial District, "I-2" Heavy Industrial District and "L" Light Industrial District.
3. **Suitability as Presently Zoned:** The existing "I-2" Heavy Industrial District is not an appropriate zoning for the property and surrounding area. The proposed "C-2 CD" Commercial District with a Conditional Use for Motor Vehicle Sales (Full Service) is appropriate. Though the property is situated within an established industrial corridor, the current "I-2" district exceeds the intensity suggested for the area within the Port San Antonio Area Regional Center Plan. The proposal would permit a downzone from "I-2" Heavy Industrial to "C-2" Commercial District, creating a needed buffer between intense industrial uses to the south and residential uses to the north. The "CD" Conditional Use allows for consideration of Motor Vehicle Sales, a use typically allowed by right in the "C-3" General Commercial District. The applicant will also have to adhere to the prescribed site plan required for Conditional Use zoning, and any deviation from the approved document could potentially warrant additional council consideration.
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 request does not appear to conflict with any public policy objectives. Relevant Goals and Policies of the San Antonio Area Regional Center Plan may include:
 - Strategy 2.4 (Regulatory and Policy) In focus areas, incorporate multi-family development with commercial uses, community services, and employment opportunities.
 - Strategy 3.4 (Regulatory and Policy) In areas designated as Urban Mixed-Use, ensure that density and intensity complement neighboring properties and do not have a negative impact on the stability of existing neighborhoods.

6. **Size of Tract:** The 0.1722-acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

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.

The applicant is rezoning to develop Motor Vehicle Sales (Full Service).

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.

The proposed structure is encroaching into the required 30' rear setback and 15' landscape buffer. The applicant will be required to complete the Board of Adjustment process to approve both the reduced setback and to waive the requirement for the landscape buffer. Failure to do so or if denied at Board of Adjustments, the applicant will have to develop according to the lot and building requirements listed in the Unified Development Code.