



City of San Antonio

Agenda Memorandum

Agenda Date: September 5, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2024-10700153 CD

SUMMARY:

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 6, 2024

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: WYDASH, Ltd

Applicant: WYDASH, Ltd

Representative: Ortiz McKnight, PLLC

Location: 822 and 830 Wyoming Street

Legal Description: Lots 1-3, Block 1, NCB 616

Total Acreage: 0.288

Notices Mailed**Owners of Property within 200 feet:** 39**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Office of Historic Preservation**Property Details**

Property History: The subject property was included in the original 36 square miles of the City of San Antonio and was zoned "D" Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the properties zoned "D" Apartment District converted to the current "MF-33" Multi-Family District.

Code & Permitting Details: There are no code or permitting details for the subject property.

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:** RM-4**Current Land Uses:** Vacant Land**Direction:** South**Current Base Zoning:** RM-4, MF-33**Current Land Uses:** Single-Family Dwellings**Direction:** East**Current Base Zoning:** RM-4**Current Land Uses:** Single-Family Dwellings**Direction:** West**Current Base Zoning:** RM-4, MF-33, I-1**Current Land Uses:** Single-Family Dwelling, Roofing & Metal Supply**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:** Wyoming Street**Existing Character:** Local**Proposed Changes:** None known

Thoroughfare: South Mesquite Street

Existing Character: Local

Proposed Changes: None known

Public Transit: There are VIA transit options within a ½ mile of the subject property.

Routes Served: 25, 225

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 Light Truck Repair is 1 space per 500 sf GFA including service bays, wash tunnels and retail areas, plus 2 additional spaces for reach inside service bay. The maximum parking requirement is 1 space per 375 sf GFA including service bays, wash tunnels and retail areas, plus 2 additional spaces for reach inside service bay.

ISSUE:

None

ALTERNATIVES:

Current Zoning: The “MF-33” Multi-Family District permits any uses permitted in MF-33 with a maximum density of 33 units per acre.

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 Conditional Use would permit Auto and Light Truck Repair.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is within ½ a mile from the Commerce-Houston Metro Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 Eastside Community Area Plan, adopted in 2024, 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.
3. **Suitability as Presently Zoned:** The existing “MF-33” Multi-Family District is an appropriate zoning for the property and surrounding area. The proposed “C-2 CD” Commercial District with a Conditional Use for Auto and Light Truck Repair is also appropriate. The area is a mix of established industrial, commercial, and residential uses. The property has been used for auto repair for several years, but the applicant wants to bring the established use into compliance with a change of zoning. The conditional use also requires a site plan that establishes building size, height and impervious coverage that cannot be expanded without further public review.
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 objective. Relevant goals and policies of the Comprehensive Plan may include:
 - JEC Goal 2: Traditional and targeted growth industries support San Antonio’s diversified economy and provide a wide range of job opportunities.
 - JEC Goal 3: San Antonio’s skilled and educated workforce supports the city’s traditional and emerging growth industries.

Relevant goals and objectives of the Eastside Community Area Plan may include:

 - Goal 2: Employment and Opportunity - There will be more employment and entrepreneurial opportunities easily accessible by local residents in the Eastside Community Area.
 - Land Use Recommendation #1: Support mixed-use centers and corridors that complement neighborhoods, support transit service, provide employment opportunities, and protect cultural assets.
 - Land Use Recommendation #2: Preserve and revitalize older building stock and traditional uses and development patterns.
6. **Size of Tract:** The 0.288 acre site is of sufficient size to accommodate the proposed commercial development.
7. **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.

The applicant is rezoning to develop Auto and Light Truck Repair.

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