



City of San Antonio

Agenda Memorandum

Agenda Date: November 19, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:
ZONING CASE Z-2024-10700258

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 19, 2024

Case Manager: Alexa Retana, Zoning Planner

Property Owner: FDS Ventures

Applicant: ERSAT, LLC

Representative: ERSAT, LLC

Location: 427 West Nakoma Street

Legal Description: 0.3315 acres out of NCB 15855

Total Acreage: 0.3315 acres

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Planning Department, Aviation Department

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 34307, dated May 25, 1966, and zoned “I-1” Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “I-1” Light Industry District converted to the current “I-1” Residential General Industrial District.

Code & Permitting History:

COM-PRJ-APP24-39800737 – Commercial Project Application – March 2024

COM-RML-PMT24-40000736 – Commercial Remodel Permit – August 2024

COM-SIT-PMT24-40100416 – Commercial Sitework Permit – August 2024

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: I-1, C-3

Current Land Uses: Vacant

Direction: South

Current Base Zoning: I-1

Current Land Uses: Medical Equipment Supplier

Direction: East

Current Base Zoning: I-1

Current Land Uses: Wholesaler, Manufacturer

Direction: West

Current Base Zoning: C-3, C-2

Current Land Uses: Grill Store, Restaurant, Tattoo Shop, 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:

None

Transportation

Thoroughfare: West Nakoma Drive

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Thoroughfare: West Avenue

Existing Character: Secondary Arterial Type A

Proposed Changes: None known.

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 602

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for Auto and Vehicle Sales- new and used-small scale (no more than 15 vehicles currently licensed and in running condition on-site at any given time for storage and/or sale) is 1 space per 500 sf of Gross Floor Area of sales and service building.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: The 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.

Proposed Zoning: 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.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or within ½ a mile of 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 San Antonio International Airport Vicinity Land Use Plan, adopted in 2010, and is currently designated as “Business Park” in the future land use component of the plan. The requested “C-3” 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 “C-3” General Commercial District. Surrounding properties are “C-3” General Commercial District and “I-1” General Industrial District.
3. **Suitability as Presently Zoned:** The existing "I-1" General Industrial District is an appropriate zoning for the property and surrounding area. The proposed "C-3" General Commercial District is also appropriate. The subject property is located within a mix of commercial and industrial properties. Thus, the proposed “C-3” base zoning district is consistent with surrounding uses. Additionally, traffic generated by commercial activities can be supported by the intersecting Secondary Arterials closest to the subject property. The subject property is located within a mix of commercial and industrial properties, and the proposed motor vehicle sales is consistent with surrounding uses. Additionally, traffic generated by commercial activities can be supported by Nakoma Street, a secondary arterial.
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 public policy. Relevant Goals and Policies of the Comprehensive Master Plan may include:
 - GCF Goal 2: Priority growth areas attract jobs and residents.
 - GCF P12: Develop programs to encourage and incentivize adaptive reuse.
 - GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.
6. **Size of Tract:** The subject property is 0.3315 acres, which can reasonably accommodate the proposed residential development.
7. **Other Factors:** The applicant is requesting to downzone the property for the purpose of operating a Motor Vehicle Sales business with no display of cars.

