



City of San Antonio

Agenda Memorandum

Agenda Date: October 4, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:
ZONING CASE Z-2022-10700231 S

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for Auto Paint and Body

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 4, 2022. This case was continued from the September 20, 2022 hearing.

Case Manager: Ann Benavidez, Planner

Property Owner: Manuel Chacon

Applicant: Manuel Chacon

Representative: Patrick Christensen

Location: 12411 West Avenue

Legal Description: Lot 20, Block 2, NCB 17261

Total Acreage: 0.574 acres

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: San Antonio International Airport, Parks and Recreation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 41428 dated December 25, 1972, and originally zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 57382 dated August 4, 1983, to "I-1" Light Industry District and "B-3" Business District and "B-3" Business District. With adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001, the portion of the property zoned I-1" Light Industry District converted to the current "I-1" General Industrial District, and the portion of the property zoned "B-3" Business District converted to the current "C-3" General Commercial District.

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: "I-1" and "C-3"

Current Land Uses: Auto Oriented Business

Direction: South

Current Base Zoning: "I-1" and "C-3"

Current Land Uses: Restaurant

Direction: East

Current Base Zoning: "I-1" "C-2" and "C-3"

Current Land Uses: Restaurant, Door Company, Spa, Interior Design Company, Gallery, Consultant

Direction: West

Current Base Zoning: "I-1" and "C-3"

Current Land Uses: Vacant, Senior Center

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 Avenue

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Public Transit: VIA bus routes are 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 an auto paint and body facility is 1 space per 500 square feet of gross floor area including service bays, wash tunnels and retail areas.

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.

"C-3" General Commercial 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 S" 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 "S" Specific Use Authorization would allow a Carwash.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or within a ½ 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 and is currently designated as “Business Park” in the future land use component of the plan. The requested “C-3 S” 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. The surrounding properties have industrial and high intensity commercial zoning designations. Thus, the proposed level of commercial intensity is already established in the area.
3. **Suitability as Presently Zoned:** The current “C-3” General Commercial District and “I-1” General Industrial District are appropriate zoning for the property and surrounding area. The proposed “C-3 S” General Commercial District with a Specific Use Authorization for Auto Paint and Body is also appropriate. The requested use is permitted by right in “I-1” base zoning district, which exists on the property and in the surrounding area. However, the existing “C-3” General Commercial does not allow the Auto Paint and Body. Therefore, the applicant is consolidating the request into “C-3 S” General Commercial with a Specific Use Authorization for Auto Paint and Body. Overall, the proposed base “C-3” General Commercial is less intense than “I-1” and the “S” Specific Use Authorization allows for the one additional use of Auto Paint and Body with any needed conditions.
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 of the San Antonio International Airport Vicinity Land Use Plan:
 - Goal II: Encourage economic growth that enhances airport operations and surrounding development
 - o Objective 2.1 Upgrade and enhance air front commercial and business park property that is declined, is currently vacant, or is underutilized

- o Objective 2.2 Encourage commercial development that respects the integrity of existing residential development
- o Objective 2.3 Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons

6. **Size of Tract:** The subject property is 0.574 acres, which can reasonably accommodate the proposed commercial development.
7. **Other Factors:** The applicant intends to rezone to “C-3 S” to develop an auto paint and body shop on the property.

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.