



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** July 19, 2022

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**  
ZONING CASE Z-2022-10700157 CD

**SUMMARY:**

**Current Zoning:** "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service)

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 19, 2022

**Case Manager:** Rebecca Rodriguez, Senior Planner

**Property Owner:** Bizhan Kamrava

**Applicant:** Walid Lounnas

**Representative:** Bizhan Kamrava

**Location:** 13571 Wetmore Road

**Legal Description:** Lot 18, Block 2, NCB 15679

**Total Acreage:** 0.414

### **Notices Mailed**

**Owners of Property within 200 feet:** 12

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Aviation Department

### **Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 41430 dated December 26, 1972, and zoned Temporary "R-1 Single-Family Residence District. A portion of the property was rezoned by Ordinance 90779 dated October 28, 1999, to "B-2NA" Business, Non-Alcoholic Sales District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the portion of the property zoned "B-2NA" Business Non-Alcoholic Sales District converted to the current "C-2NA" Commercial Nonalcoholic Sales District and the portion zoned Temporary "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family 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:** C-3

**Current Land Uses:** Motor Vehicle Sales

**Direction:** South

**Current Base Zoning:** I-1

**Current Land Uses:** Warehouse – Lumber Yard

**Direction:** East

**Current Base Zoning:** I-1

**Current Land Uses:** Boat and RV Storage

**Direction:** West

**Current Base Zoning:** R-6

**Current Land Uses:** Food Service Establishment

### **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:** Wetmore Road  
**Existing Character:** Primary Arterial A  
**Proposed Changes:** None

**Thoroughfare:** Stahl Road  
**Existing Character:** Secondary Arterial A  
**Proposed Changes:** None

**Public Transit:** There are VIA bus routes are within walking distance of the subject property.  
Routes Served: 502

**Traffic Impact:** Preliminary Review Only - Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting.

The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502.  
A TIA Report is Not Required.

**Parking Information:** The minimum parking requirement for a Motor Vehicle Sales business is one (1) per 500 sf GFA of sales and service building.

**ISSUE:**  
None.

**ALTERNATIVES:**

**Current Zoning:** "C-2NA" 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 "NA" Nonalcoholic Sales prohibits the sale of alcohol.

**Proposed Zoning:** "C-2" 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 will allow for Motor Vehicle Sales (Full Service).

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not within a Regional Center or within the 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 Community Commercial 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 “C-2NA” Commercial Nonalcoholic Sales District is an appropriate zoning for the property and the existing “R-6” Residential Single-Family District is not appropriate for the property and surrounding area. The proposed “C-2 CD” Commercial District with a Conditional Use for Motor Vehicle Sales (Full Service) is an appropriate zoning designation for the property. The subject property is located along Wetmore Road which is comprised of existing commercial and industrial uses. The base “C-2” Commercial zoning will remain the same and the “CD” Conditional Use allows consideration of Motor Vehicle Sales, to a prescribed site plan and with any necessary 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 objective. The proposed zoning change will meet the following goals and principles of the San Antonio International Airport Vicinity Land Use Plan:

Objective 1.3 Enhance quality of the environment in existing neighborhoods that are impacted by airport noise.

Objective 2.2 Encourage commercial development that respects the integrity of existing residential development.

Objective 4.4 Support commercial redevelopment through comprehensive rezoning and incentive zoning.

6. **Size of Tract:** The 0.414 acre site is of sufficient size to accommodate the proposed commercial development, including a motor vehicle sales business.
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 a motor vehicle sales lot.

The applicant has also submitted a site plan in accordance with the requirements of the code.