



City of San Antonio

Agenda Memorandum

Agenda Date: April 16, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2024-10700038 CD

SUMMARY:
Current Zoning: "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair

Requested Zoning: "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service)

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 16, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Armando Ernesto Longoria

Applicant: Armando Ernesto Longoria

Representative: Armando Ernesto Longoria

Location: 1704 West Avenue

Legal Description: Lot 19 and Lot 20, Block 95, NCB 8811

Total Acreage: 0.2755 acres

Notices Mailed**Owners of Property within 200 feet:** 39**Registered Neighborhood Associations within 200 feet:** Los Angeles Neighborhood Association**Applicable Agencies:** Planning Department**Property Details**

Property History: The subject property was annexed into the City of San Antonio by Ordinance 1845, dated May 13, 1940, and was originally zoned "F" Local Retail District. The property was rezoned by Ordinance 69074 dated, March 16, 1989, from "F" Local Retail District to "B-3R" Restrictive Business District. With the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001, the property zoned "B-3R" Restrictive Business District converted to "C-3R" General Commercial Restrictive Alcoholic Sales District. The property was rezoned by Ordinance 2010-04-01-0281 dated April 1, 2010, from "C-3R" General Commercial Restrictive Alcoholic Sales District to the current "C-1 CD" Light Commercial District with a Conditional Use for Auto and Light Truck Repair.

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:** "C-1"**Current Land Uses:** Salon, Office Space**Direction:** East**Current Base Zoning:** "R-4"**Current Land Uses:** Residential dwelling units**Direction:** South**Current Base Zoning:** "C-1 CD", "R-4"**Current Land Uses:** Auto Repair Shop, Residential dwelling units**Direction:** West**Current Base Zoning:** "C-1", "C-1 CD"**Current Land Uses:** Parking, Auto Repair and Sales**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

Thoroughfare: West Avenue

Existing Character: Minor Secondary Arterial Type B

Proposed Changes: None Known

Thoroughfare: Alametos Street

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Frost Street

Existing Character: Local Street

Proposed Changes: None Known

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

Routes Served: 97, 296

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 Motor Sales (Full Service) is 1 parking space per 500 sf GFA of sales and service building.

Thoroughfare: West Avenue

Existing Character: Minor Secondary Arterial Type B

Proposed Changes: None Known

Thoroughfare: Alametos Street

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Frost Street

Existing Character: Local Street

Proposed Changes: None Known

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

Routes Served: 97, 296

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 Motor Sales (Full Service) is 1 parking space per 500 sf GFA of sales and service building.

Existing Character: Minor Secondary Arterial Type B

Proposed Changes: None Known

Thoroughfare: Alameda Street

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Frost Street

Existing Character: Local Street

Proposed Changes: None Known

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

Routes Served: 97, 296

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 Motor Sales (Full Service) is 1 parking space per 500 sf GFA of sales and service building.

ISSUE:

None

ALTERNATIVES:

Current Zoning: C-1 districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The current "CD" Conditional Use permits Auto and Light Truck Repair on the property.

Proposed Zoning: C-1 districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The proposed "CD" Conditional Use would allow Motor Vehicle Sales (Full Service) on the property.

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 Near Northwest Community Plan, adopted February 2002, and is currently designated as "Neighborhood Commercial" in the future land use component of the plan. The requested "C-1 CD" 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 property is in an area that accommodates other commercial uses.
3. **Suitability as Presently Zoned:** The current "C-1 CD" Light Commercial District with a Conditional Use for Auto and Light Truck Repair is an appropriate zoning for the property and surrounding area. The proposed "C-1 CD" Light Commercial District with a Conditional Use for Motor Vehicle Sales (Full Service) is also appropriate. The property fronts a primary arterial and is placed and sized to adequately accommodate the proposed development. The structure that will accommodate the proposed use is already existing on the property, and the "CD" Conditional Use prescribes a site plan that will prevent expansion of the structure. Deviation from the approved document could warrant the need for 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 objective. Relevant Goals and Objectives from the Comprehensive Plan may include: • JEC Goal 1 – Employment is focused in the city's 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio's residents and businesses Relevant Goals and Policies of the Near Northwest Community plan: • Action

Step: 2.2.2 - Encourage new business development to locate in existing commercial areas in need of revitalization and promote existing business enhancement.

- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
- GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.
- JEC Goal 1: Employment is focused in the city's 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio's residents and businesses.

Relevant Goals and Policies of the Near Northwest Community plan:

- GOAL 2: Economic Development - Ensure the Near NW Community's business corridors are filled with a mix of uses including professional offices, residences and busy shops, providing neighbors an attractive place to walk for shopping, playing, working and relaxing both day and night.
- OBJECTIVE 2.2: Business Development - Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environments.
- OBJECTIVE 2.3: Business Appearance – Improve the appearance of area commercial corridors.

6. **Size of Tract:** The subject property is 0.2755 acres, which can reasonably 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 allow for Motor Vehicle Sales.

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