



City of San Antonio

Agenda Memorandum

Agenda Date: June 6, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

Zoning Case Z-2023-10700107 CD

SUMMARY:

Current Zoning: "C-3NA" General Commercial Nonalcoholic Sales District

Requested Zoning: "C-2 CD" Commercial District with Conditional Use for Auto Paint and Body - Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened from View of Adjacent Property Owners and Public Roadways

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 6, 2023

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: Steven Garcia

Applicant: Steven Garcia

Representative: Steven Garcia

Location: 7281 West Loop 1604 North

Legal Description: 1.056 acres out of NCB 17635

Total Acreage: 1.056

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: No registered Neighborhood Association in the area

Applicable Agencies: Planning Department, Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 79037, dated December 30, 1993, and zoned Temporary "R-1" Single-Family Residential District. The property was rezoned by Ordinance 81299, dated December 8, 1994, to "B-3 NA" Business Non-Alcoholic Sales District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-3 NA" Business Non-Alcoholic Sales District converted to the current "C-3 NA" General Commercial Nonalcoholic Sales 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-2 CD" (Conditional use for Outside Storage)

Current Land Uses: Sod supplier

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Auto Sales and Repair

Direction: South

Current Base Zoning: "MH"

Current Land Uses: Manufactured Homes

Direction: West

Current Base Zoning: "OCL"

Current Land Uses: Manufactured Homes

Overlay District Information:

None.

Special District Information:

None.

Transportation

Thoroughfare: West Loop 1604 North

Existing Character: None

Proposed Changes: None Known

Thoroughfare: Liberty Field
Existing Character: None
Proposed Changes: None Known

Public Transit: There is no public transit within walking distance of the property.

Traffic Impact: **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 Auto Paint and Body Shop is 1 per 500 sf GFA including service bays, wash tunnels and retail areas. The maximum parking requirement for Auto Paint and Body Shop is 1 per 375 sf GFA including service bays, wash tunnels and retail areas.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: "C-3NA" General Commercial Nonalcoholic Sales Districts are identical to C-3 districts except that the sale of alcoholic beverages is prohibited.

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 Auto Paint and Body.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center or within ½ a mile from 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 West/SW Sector Plan and is currently designated as “General Urban Tier” 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. The surrounding area is zoned “C-2” Commercial District, “C-3” General Commercial District, and “MH” Manufactured Housing District.
3. **Suitability as Presently Zoned:** The existing “C-3 NA” General Commercial Nonalcoholic Sales District is an appropriate zoning for the property and surrounding area. The requested “C-2 CD” Commercial District with a Conditional Use for Auto Paint and Body is also an appropriate zoning for the property and surrounding area. The proposed base “C-2” Commercial District is less intense than “C-3” and the “CD” Conditional Use allows for the one additional use of Auto Body and Paint Shop 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 West/Southwest Sector Plan
 - Goal ED-1 The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities.
 - ED-3.1 Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan.
 - Goal LU-1 Land use pattern emphasizes compatibility and appropriateness between uses and protects neighborhoods and businesses from incompatible land uses.
 - LU-1.3 Ensure that high density/intensity land uses are buffered and screened to reduce the impact on lower density/intensity land uses that are nearby.
6. **Size of Tract:** The 1.056-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 utilize and existing auto body and paint shop.

