

Ordinance 25-S-007

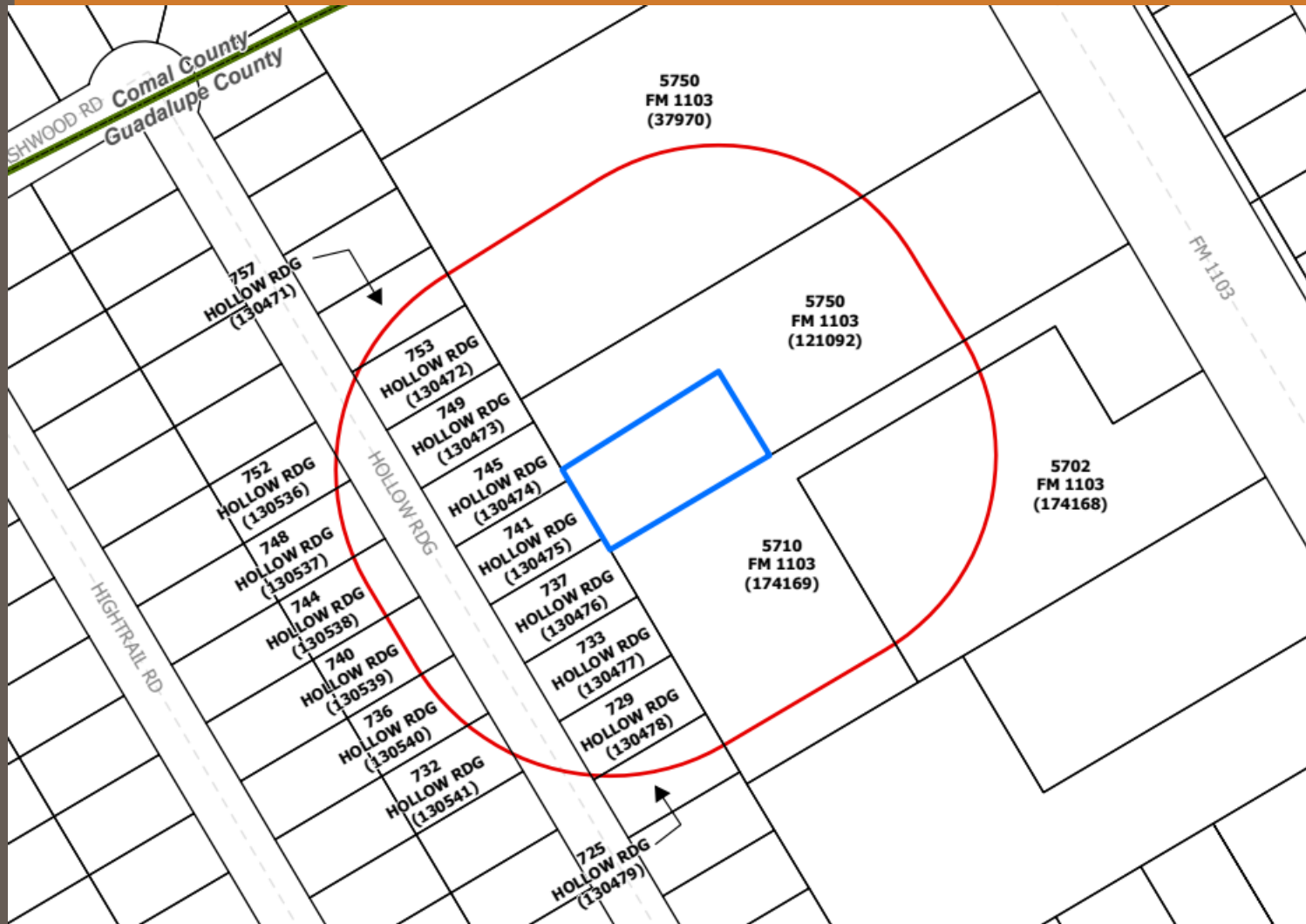
SUP to allow Automobile Repair and Service, Major on FM 1103

Daisy Marquez | Planner



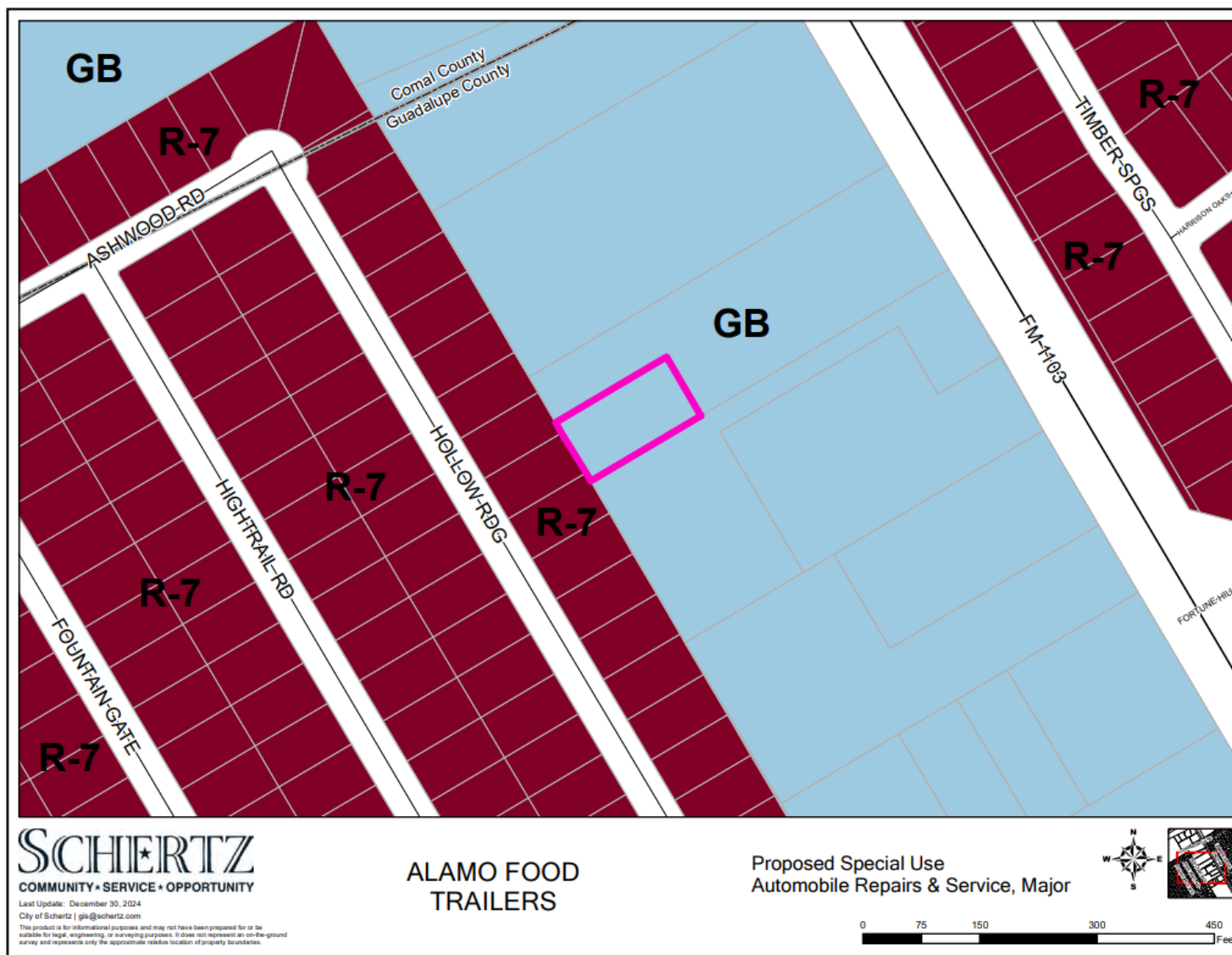
	Zoning	Use
Subject Property	General Business District (GB)	Automobile Repairs and Service, Major
North	General Business District (GB)	RV Park
South	General Business District (GB) with approved SUP to allow Automobile Repair, Major	Total True Automotive & Alamo Hanger Supply
East	Right-of-Way	FM 1103 (Principal Arterial)
West	Single-Family Residential District (R-6)	Single-Family Residences (Riata Subdivision)

- Approximately 0.4 acres
- Guadalupe ID: 121092



- 18 public notices were sent on 1.22.25
- Responses
 - (0) in favor
 - (0) Neutral
 - (2) in Opposition
- Notice published in the “San Antonio Express” February 12, 2025
- Notice Sign

Background



Automobile Repairs and Service, Major:

- General repairs or reconditioning of engines
- Air-conditioning systems
- Transmissions for motor vehicles
- Wrecker or towing service with on-site storage of vehicles
- Collision services including body, frame, or fender straightening or repair
- Customizing and Painting
- Vehicle steam cleaning
- Tire retreading
- Muffler services
- Upholstery shop
- Insurance estimations with on-site storage;
- Undercoating and rust proofing, and other similar uses

Letter of Intent:

Custom design and construction, repair, and renovation of food trailers with the capacity to perform electrical, structural, and fabrication work

Background

Rancho Vista Campground

Annexed in 1988 With Ordinance 88-A-22 designated as PRE

Platted in 1986 as Rancho Vista Campground

Operating since at least 1995 per aerial images

The property is currently zoned General Business District (GB).

Code Enforcement Case

June 2023

Certificate of Occupancy Application

August 2023

Received a Certificate of Occupancy For RV Park

RV Park is a legal nonconforming use

Alamo Food Trailers

Code Enforcement Case

June 2023

Certificate of Occupancy

Application for Alamo Food Trailers
February 2024

Illegal use and operations without a Certificate of Occupancy

Specific Use Permit Application

Deemed Complete, reviewed by all departments, and ready for Planning and Zoning Commission
December 30 2024

Background



1995 Aerial Image

Background

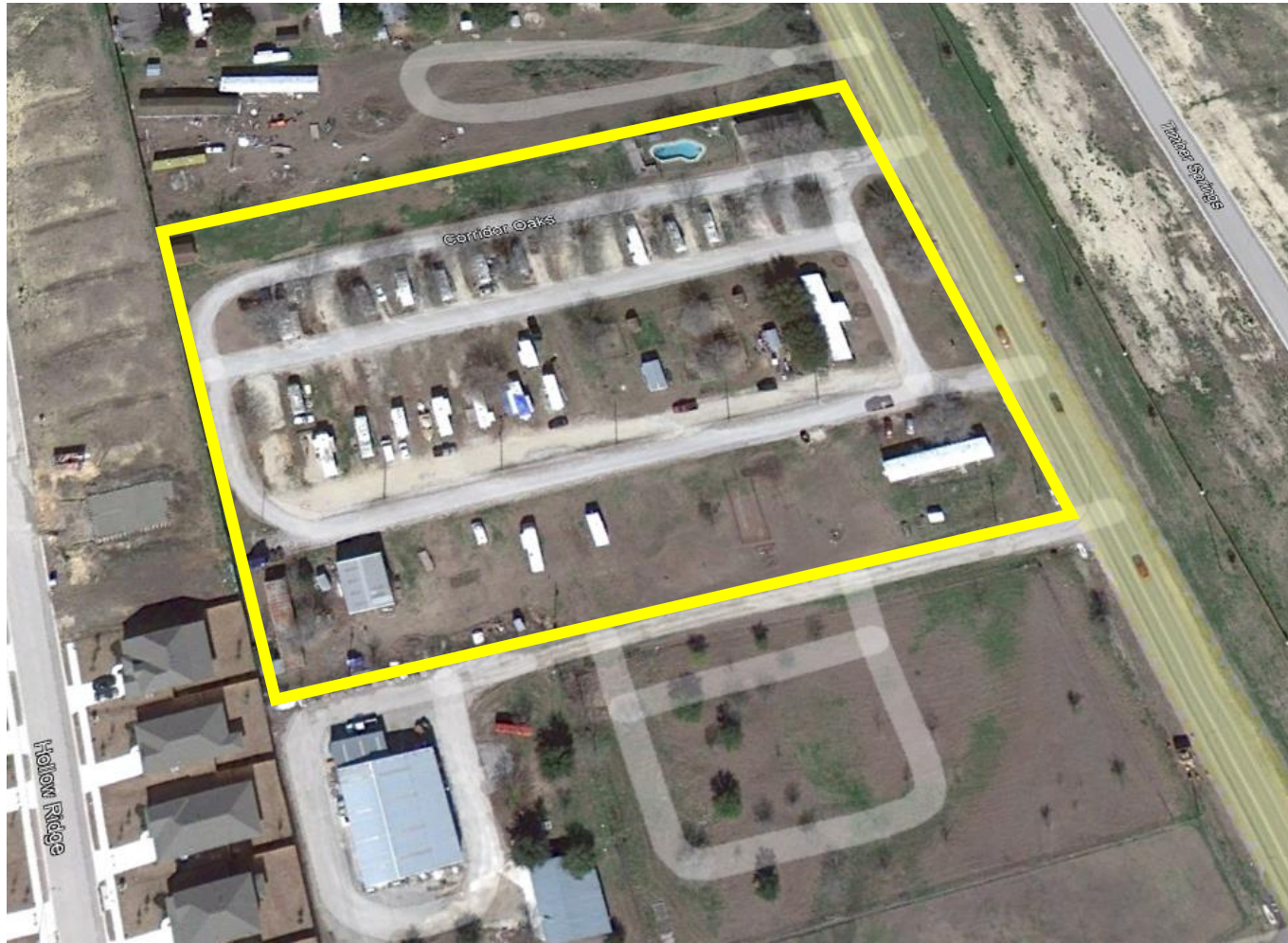


2008 Aerial Image



2008 Street Image

Background

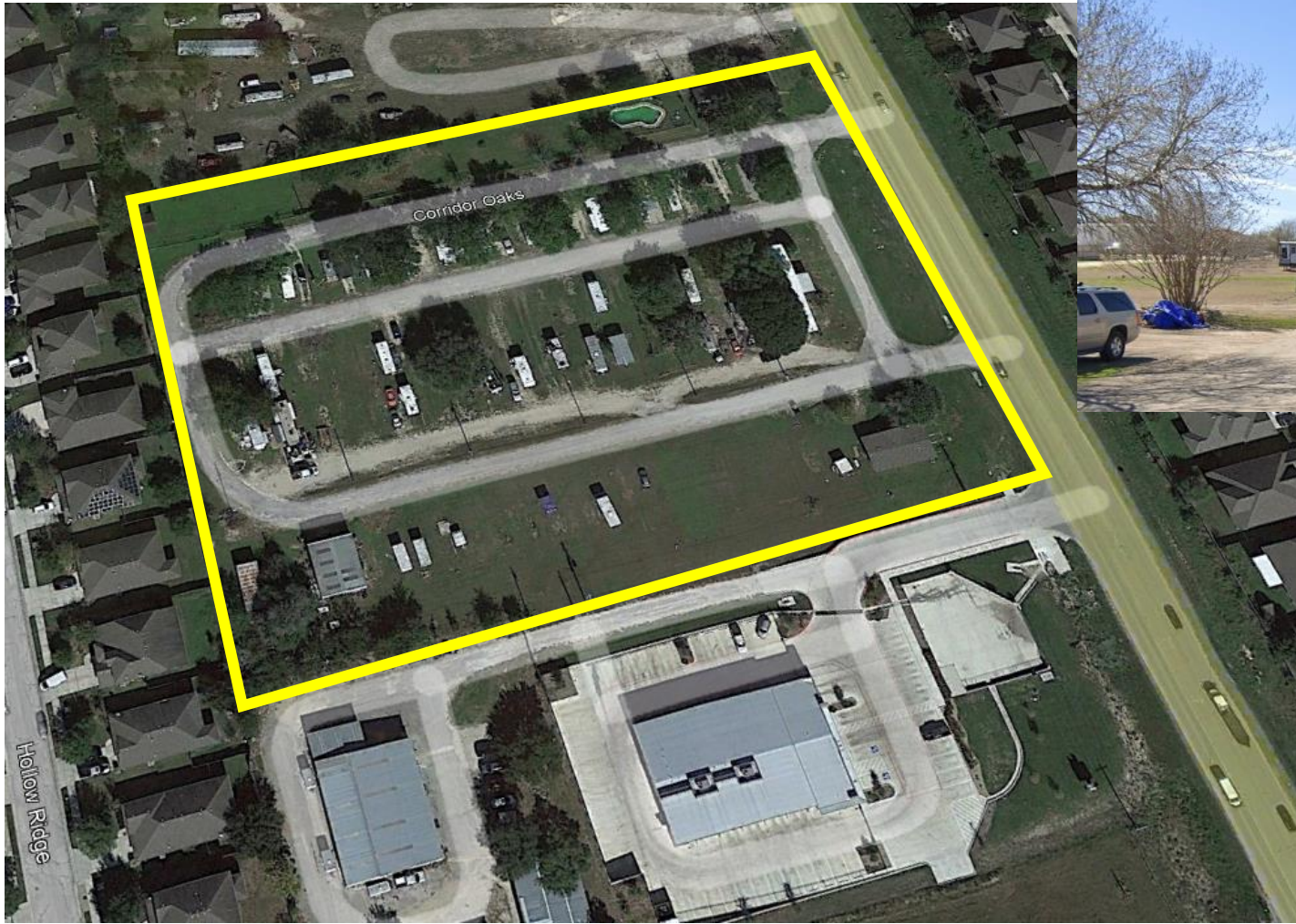


2010 Aerial Image



2011 Street Image

Background



2021 Aerial Image



2021 Street Image

UDC SECTION 21.5.11.D Criteria for Approval

1. The proposed use is consistent with the policies of the adopted Comprehensive Land Plan, or any other applicable plans.

Local Corridor

- Locally Oriented Commercial
- Medium to High Volume Collector Roads
- Neighborhoods at the Perimeter
- Scale and Intensity Compatible with Surrounding Neighborhood

SUP to allow Automobile Repairs and Service, Major is Compatible

- FM 1103
 - Principal Arterial
 - Only Access Point
- Approved SUP to allow Automobile Repair and Service, Major to the South



- Complete Neighborhood
- Development Deferment
- Industrial Hub
- Local Corridor
- Main Street
- Mixed Use Center
- Public Use
- Regional Corridor
- Rural Living

UDC SECTION 21.5.11.D Criteria for Approval

2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations

General Business District (GB) Dimensional Requirements							
Minimum Lot Size Dimensions			Minimum Yard Setbacks			Misc.	
Area Sq.Ft.	Width Ft.	Depth Ft.	Front Adj to 1103	Rear	Side	Maximum Height	Maximum Impervious Coverage
10,000	100	100	50'	-25' adj to res -0' adj to non-res	-25' adj to res -0' adj to non-res	120 ft	80%

General Business District (GB)

- Serve overall needs of community
- Along principal transportation corridors

Additional Screening Adjacent to Residential

- Masonry wall
- 20 foot landscape buffer
- 1 tree every 30 linear feet

UDC SECTION 21.5.11.D Criteria for Approval

3. The proposed use is compatible with the general purpose and intent of the applicable zoning district regulations;



UDC SECTION 21.5.11.D Criteria for Approval

4. The proposed use will not adversely affect the overall health, safety or general welfare of the City;

- Approved SUP is the first step for the applicant to come into compliance.
- Development Applications are still required.
- Must meet all site design requirements and building code standards.

UDC SECTION 21.5.11.D Criteria for Approval

5. Whether other factors are deemed relevant and important in the consideration of the amendment.

The Planning and Zoning Commission and City Council have not provided additional criteria for the proposed zone change.

Alamo Food Trailers is a business that exists at the subject location, but an approved Specific Use Permit to allow Automobile Repairs and Service, Major is the first step in the process towards full compliance.

Staff Recommendation:

Staff recommends approval of the requested Specific Use Permit to allow Automobile Repair and Service, Major in General Business District (GB), conditioned upon the following:

- 1.** Prior to a Certificate of Occupancy being issued, the site will need to be brought into full compliance with the UDC site design requirements including but not limited to screening adjacent to residential and parking requirements.
- 2.** A building permit is approved within (2) years of the adoption of the Specific Use Permit Ordinance in accordance with Unified Development Code Article 5, Section 21.5.11.F Expiration of Specific Use Permit.

Planning and Zoning Commission:

The Planning and Zoning Commission met on February 5, 2025, and made a recommendation of approval with conditions as presented by Staff, to City Council with a unanimous vote.