



City of San Antonio

Agenda Memorandum

File Number: 15-1499

Agenda Item Number: Z-5.

Agenda Date: 3/5/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2015081 CD

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Manufactured Home/Oversized Vehicle Sales, Service or Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 03, 2015

Case Manager: Ernest Brown, Planner

Property Owner: Glen T. & Karen J. Porter

Applicant: Daniel Martinez (Nexa Industries, LLC)

Representative: Daniel Martinez (Nexa Industries, LLC)

Location: 11460 Interstate Highway 10 East

Legal Description: 3.004 acres out of NCB 18226

Total Acreage: 3.004

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Planning Team: Interstate Highway 10 East Planning Team-30

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1986 and portions (Northern section) of the property were originally zoned "R-1" Single-Family Residential and another portion (Southern section) was originally zoned "RA" Residence Agricultural District. It was rezoned in 1989 to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" General Commercial District and "MF-33" Multi-Family District. The subject property is not platted in its current configuration. In 1972 it was developed with retail store, automotive service garage and carport totaling 2500 square feet of structures.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: OCL

Current Land Uses: NA

Direction: Southeast

Current Base Zoning: "C-2", "NP-10"

Current Land Uses: Vacant

Direction: West

Current Base Zoning: "C-2", "NP-10"

Current Land Uses: Vacant, Single Family Residence

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Interstate Highway 10

Existing Character: Expressway

Proposed Changes: None known

Public Transit: There are no nearby VIA bus line to the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to a Manufactured Home/Oversize Vehicle Sales, Service or Storage.

Manufactured Home/Oversize Vehicle Sales, Service or Storage - Minimum Parking Requirement: 1 per 500 square feet Gross Floor Area (GFA) of sales and service area;

Maximum Parking Requirement: 1 per 375 square feet Gross Floor Area (GFA) of sales and service area.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning districts; restricting future land uses to those permissible in C-2 and NP-10 zoning districts.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff and Zoning Commission (8-0) recommend approval, pending Plan Amendment

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is located within the Interstate Highway 10 East Corridor Perimeter Plan and is currently designated as Parks/Open Space in the future land use component of the plan. The proposed zoning change requires a plan amendment. The applicant has initiated an amendment to the IH 10 East Corridor Perimeter Plan.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The subject property is located in a finger annexation of the city. The surrounding area is outside of the city. The existing zoning of "C-2" within the north portion of the subject property fronting Interstate Highway 10 East is considered to be an appropriate zoning district along with "NP-10" on the south section of the subject property.

4. Health, Safety and Welfare:

Staff has found no 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.

6. Size of Tract:

The subject property measures 3.004 acres in size, which is sufficient to accommodate commercial development and required parking. The subject property is developed with building structure and parking area.

7. Other Factors:

None.