



# City of San Antonio

## Agenda Memorandum

**File Number:**21-1078

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**Agenda Item Number:** 21.

**Agenda Date:** 1/19/2021

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Zoning Case Z-2020-10700286 CD

**SUMMARY:**

**Current Zoning:** "RD" Rural Development District

**Requested Zoning:** "C-2 CD" Commercial District with a Conditional Use for Manufactured Home Sales and Storage

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** January 19, 2021

**Case Manager:** Michael Pepe, Planner

**Property Owner:** Ralph Bradford

**Applicant:** Ralph Bradford

**Representative:** Parra & Co LLC

**Location:** 14000 block of South Interstate Highway 37

**Legal Description:** Lot P-297, NCB 16626

**Total Acreage:** 2.9150 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 5

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

**Applicable Agencies:** Texas Department of Transportation

### **Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 99558 dated August 12, 2004 as “RD” Rural Development District”.

**Topography:** A portion of a property includes a flood plain.

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “RD”

**Current Land Uses:** Vacant, Gas Station

**Direction:** South

**Current Base Zoning:** “OCL”

**Current Land Uses:** Pasture

**Direction:** East

**Current Base Zoning:** “UZROW”

**Current Land Uses:** Interstate 37

**Direction:** West

**Current Base Zoning:** “RD”

**Current Land Uses:** Fire Station

### **Overlay and Special District Information:**

None.

### **Transportation**

**Thoroughfare:** IH-37 Access

**Existing Character:** Access Road

**Proposed Changes:** None

**Public Transit:** There are no VIA bus routes within walking distance.

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

**Parking Information:** The minimum parking requirement for Manufactured Home Sales is 1 space for every 300 square feet of sales building.

### **ISSUE:**

None.

### **ALTERNATIVES:**

**Current:** “RD” encourages the development of a land use pattern that reflects rural living characteristics by encouraging low density, single family residential land use patterns with limited commercial uses placed in a manner that conserves open land.

**Proposed:** “C-2” 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” would allow for Manufactured Home Sales pursuant to a site plan.

**FISCAL IMPACT:**

None.

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

The subject property is not within a Regional Center nor is it located 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 the approval criteria below.

**1. Consistency:**

The subject property is located within the Heritage South Sector Plan and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “C-2” 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. There are other “C-2” Commercial properties within the block, which lies along Interstate 37.

**3. Suitability as Presently Zoned:**

The current “RD” Rural Development District is not an appropriate zoning for the property and surrounding area along a major interstate and within a developing commercial intersection. The proposed “C-2 CD” would allow for commercial utilization of the currently vacant property.

**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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Heritage South Sector Plan:

- ED-6.3 Promote low impact industry, high and biotechnologies, and international trade

**6. Size of Tract:**

The subject property is 2.9150 acres, which could reasonably accommodate the proposed commercial uses.

**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.