



# City of San Antonio

## Agenda Memorandum

**File Number:** 15-1817

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**Agenda Item Number:** Z-6.

**Agenda Date:** 4/2/2015

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2015083 CD

**SUMMARY:**

**Current Zoning:** "C-3" General Commercial 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 to include Truck Repair

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 17, 2015

**Case Manager:** Ernest Brown, Planner

**Property Owner:** Moody 10 Management, LLC (by David Moody, Manager) and Moody 10 Property, LP (by David E Hardison, Trustee)

**Applicant:** Katherine Moody

**Representative:** Katherine Moody

**Location:** 8817, 8823, 8831 Interstate Highway 10 East

**Legal Description:** Lots 2, 3, 4, Block 8, NCB 16567

**Total Acreage:** 3.6156

**Notices Mailed**

**Owners of Property within 200 feet:** 6

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

**Planning Team:** IH 10 East Perimeter Plan-30

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed in 1985 and was originally zoned Temporary “R-1” Single Family Residential District. In 1989 a city initiated rezoning, zoned the subject property “B-3” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District. The subject property was platted in 1996 (volume 9535, page 24 of the Deed and Plat Records of Bexar County, Texas). Lot 2 of the subject property was not developed. Lot 3 and 4 was developed in 1996 with a Service Garage of 2880 square feet structure on Lot 4 and a Service Garage of 3680 square feet on Lot 3.

**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:** “C-3”

**Current Land Uses:** Truck Center

**Direction:** East

**Current Base Zoning:** “C-3”, “I-1”

**Current Land Uses:** Truck Repair/Parts, Truck Yard

**Direction:** West

**Current Base Zoning:** “C-3”, “C-2 CD”

**Current Land Uses:** Truck Center/Repair

**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:** IH 10 East

**Existing Character:** Expressway; two lanes in each direction divided roadway with two way access roads on both sides

**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 to include Truck Repair.

Manufactured Home/Oversize Vehicle Sales, Service or Storage and Truck Repair -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-3 zoning districts.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and the Zoning Commission (9-0) 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 IH 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 to Community Commercial. The applicant has initiated an amendment to the IH 10 East Corridor Perimeter Plan. Staff and Planning Commission Recommend approval.

**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 existing "C-3" zoning district of the subject property fronting IH 10 East is considered to be an appropriate zoning district.

**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 3.6156 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.