



City of San Antonio

Agenda Memorandum

File Number:15-1817

Agenda Item Number: Z-6.

Agenda Date: 4/2/2015

In Control: City Council A Session

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.