



City of San Antonio

Agenda Memorandum

File Number:15-2071

Agenda Item Number: 9.

Agenda Date: 3/17/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Zoning Case Z2015115 S

SUMMARY:

Current Zoning: "L" Light Industrial District

Requested Zoning: "L S" Light Industrial District Specific Use Authorization for Manufactured Home/Oversized Vehicle Sales, Service or Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 17, 2015

Case Manager: Logan Sparrow, Planner

Property Owner: Twisted Sister, LP

Applicant: Diana Stoeltje, Manager, Sesario LLC, General Partner of Twisted Sister LP

Representative: Diana Stoeltje

Location: 1620 South East Loop 410

Legal Description: Lot 2, Block 1, NCB 17295

Total Acreage: 4.00

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Planning Team: Eastern Triangle-22

Applicable Agencies: None

Property Details

Property History: The subject property was zoned to “I-1” Light Industrial District on November 9, 1989. Following the adoption of the 2001 Unified Development Code, the “I-1” Light Industrial base zoning district converted to the “I-1” General Industrial District. From 1999 to 2005 the subject property was used for a manufactured home retail center, the same use as requested by the applicant. On October 3, 2013 the subject property was rezoned from “I-1” General Industrial District to “L” Light Industrial District for a prospective buyer, however, the sale of the property never occurred. As such, the owner of the property is seeking to zone the property with a Specific Use Authorization to allow a manufactured housing retail center on site, once again.

Topography: Staff was unable to identify any topographical abnormalities on the subject property.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “I-1” General Industrial

Current Land Uses: Semi-truck diesel station

Direction: South

Current Base Zoning: “I-1” General Industrial and “NP-10” Neighborhood Preservation District

Current Land Uses: Modular home retail center and Plant Nursery

Direction: East

Current Base Zoning: “L” Light Industrial

Current Land Uses: Vacant lot

Direction: West

Current Base Zoning: UZROW

Current Land Uses: Loop 410 Expressway

Overlay and Special District Information: There are no applicable overlay districts applied to the subject property.

Transportation

Thoroughfare: Loop 410 Expressway

Existing Character: Highway

Proposed Changes: None known

Thoroughfare: Tex-Con Road

Existing Character: Local street, one lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: There are no public transit opportunities within the vicinity

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: Office - Minimum Parking Requirement: 1 parking space per 300 square feet of office space, Maximum Parking Requirement: 1 parking space per 140 square feet of office space.

ISSUE:

None

ALTERNATIVES:

A denial of the requested rezoning change would result in the subject property retaining the current “L” light Industrial District.

FISCAL IMPACT:

None.

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 within the boundaries of the Eastern Triangle Land Use Plan and is designated as Business Park land use. Staff noted the presence of a similar operation immediately south of the subject property.

2. Adverse Impacts on Neighboring Lands:

Land developed adjacent to the subject property carries either the same “L” Light Industrial zoning or a more intense “I-1” General Industrial zoning. The property to the southeast of the property is zoned “NP-10” Neighborhood Preservation District which does allow for residential uses. Currently the adjacent site is developed and used as a large nursery.

3. Suitability as Presently Zoned:

The current “L” Light Industrial District is consistent with the Eastern Triangle Future Land Use plan for the subject property. The property was rezoned from “I-1” General Industrial to “L” Light Industrial on October 03, 2013. The applicants is seeking to retain the base zoning district, which is consistent with the future land use plan, with a Specific Use Authorization to allow for a manufactured home retail center.

4. Health, Safety and Welfare:

As the “L” Light Industrial District already abuts other industrial zones and uses on all sides, staff finds that there are no likely adverse impacts on the public health, safety, and welfare. The requested use had operated on site from 1999 to 2005.

5. Public Policy:

The request does not appear to conflict with any established public policy.

6. Size of Tract:

The 4.00 acre tract is of sufficient size to accommodate the requested “L S” Light Industrial District with a Specific Use Authorization for manufactured home/oversized vehicle sales, service, or storage zone.

7. Other Factors:

As the use has already operated on site for several years, staff finds that the requested rezoning is appropriate as the rezoning is consistent with the future land use plan and the character of the community.

Additionally, the purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations.