



# City of San Antonio

## Agenda Memorandum

**File Number:**15-4460

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**Agenda Item Number:** 17.

**Agenda Date:** 8/18/2015

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Zoning Case Z2015256

**SUMMARY:**

**Current Zoning:** "MH AHOD" Manufactured Housing Airport Hazard Overlay District

**Requested Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** August 18, 2015

**Case Manager:** Kristin Flores, Planner

**Property Owner:** The Trails RV Resort, Repair Shop and Parts Sales, LLC

**Applicant:** Five Star Developments (Contact: Nate Walsh)

**Representative:** Foresite Group Inc. (Contact: Andrew Dettmann)

**Location:** Generally located at Interstate 37 and Southeast Military Drive

**Legal Description:** Lot 60, Block 3, NCB 10879

**Total Acreage:** 2.634

**Notices Mailed**

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** Highland Hills Neighborhood Association and Highland Forest Neighborhood Association

**Planning Team:** None.

**Applicable Agencies:** None.

### **Property Details**

**Property History:** The subject property was annexed in 1952 as part of the Fort Sam Large Area Annexation. Following Ordinance 85106, dated November 7, 1996, the subject property was rezoned from “I-2” Heavy Industrial District to “R-4” Manufactured Home Resident District. The current “MH” Manufactured Home base zoning district resulted from the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code established by Ordinance 93881, dated May 3, 2001.

**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:** UZROW

**Current Land Uses:** Southeast Military Drive

**Direction:** East

**Current Base Zoning:** R4

**Current Land Uses:** Vacant

**Direction:** South

**Current Base Zoning:** MH

**Current Land Uses:** U-Haul Neighborhood Dealer

**Direction:** West

**Current Base Zoning:** UZROW

**Current Land Uses:** Interstate 37

**Overlay and Special District Information:** The subject property, and all surrounding properties, carries the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Development Services Department, as well as the Federal Aviation Administration.

### **Transportation**

**Thoroughfare:** Interstate 37 Access Road

**Existing Character:** Collector, 3 lanes, 2 turn lanes, one way street

**Proposed Changes:** None

**Thoroughfare:** Southeast Military

**Existing Character:** Primary Arterial A, 2 lanes in each direction and turn lane

**Proposed Changes:** None

**Public Transit:** The nearest VIA transit lines 550 and 551 run along Southeast Military.

**Traffic Impact:** A Traffic Impact Analysis (TIA) report is required. A traffic engineer familiar with the project must be present at zoning commission.

**Parking Information:** The subject property designated for CVS Pharmacy must provide a minimum of 1 parking space per 300 GFA or a maximum of 1 parking space per 200 GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the zoning change request will result in the subject property retaining the current “MH” Manufactured Home base zoning 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 not located within a Sector or Future Land Use Plan and is not currently designated for a future land use; therefore a finding of consistency is not required. The requested “C-2” base zoning is consistent with surrounding land uses.

**2. Adverse Impacts on Neighboring Lands:**

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this request. The proposed use is consistent with the established development pattern of the surrounding area.

**3. Suitability as Presently Zoned:**

The existing “MH” base zone is appropriate for the surrounding area.

**4. Health, Safety and Welfare:**

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The request does not appear to be in conflict with any public policy objective.

**6. Size of Tract:**

The 2.634 acre site is of sufficient size to accommodate the proposed development.

**7. Other Factors:**

None.