



City of San Antonio

Agenda Memorandum

File Number:15-4807

Agenda Item Number: Z-5.

Agenda Date: 10/1/2015

In Control: City Council A Session

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: September 15, 2015. This case is continued from the August 18, 2015 hearing.

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: Approximately 2.060 acres of land out of NCB 10879

Total Acreage: 2.060

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 and Zoning Commission (6-0) recommend 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.