

CASE NO: Z2003173-30 C

Staff and Zoning Commission Recommendation - City Council

Date: May 27, 2004

Zoning Commission Meeting Date: May 04, 2004

Council District: 3

Ferguson Map: 681 D4

Appeal: No

Applicant:

City of San Antonio

Owner:

Edgar Dodson

Zoning Request: From UD Urban Development District to C-2 C Commercial District with a conditional use for a house moving business

The north 470 feet of Tracts 14 and 15, and the north 140 feet of Tract 16, NCB 18087; the south 1330 feet of Tract 14, the south 1320 feet of Tract 15, and the south 1310 feet of Tract 16, CB 4286

Property Location: 2432 Southwest Loop 410

On the south side of Loop 410, west of Hunters Pond

Proposal: To amend southside initiative rezoning. The property owner was not in agreement with the UD District. To avoid extension of interim development controls, City Staff and owner agreed to resubmit zoning classification to allow for house moving business

Neighborhood Association: None

Neighborhood Plan: Southside Initiative Community Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The existing zoning on the subject tracts is UD (Urban Development). Property was rezoned from DR (Development Reserve) and I-1 (Industrial) on January 8, 2004. The subject property is currently used for a house moving business. Although industrial uses are not recommended under the Urban Living land use element of the Southside Initiative Plan, Staff recommends approval of C-2 C pursuant to the following conditions that promote compatibility with the surrounding property zoned UD:

1. A Type E or N (30 foot) vegetative buffer shall be required along the Loop 410 access road;
2. A Type A (10 foot) vegetative buffer shall be required along the east, west and south property lines to screen storage of homes;
3. Lighting shall be placed and shielded so as to direct the light on the site, away from adjoining properties, and to not cause glare for motorists; and
4. One monument sign not to exceed 6 feet in height and 32 square feet of sign area per side shall be allowed; Wall signs shall be limited to 15% of each building elevation up to 100 square feet of sign message area; Pole mounted signs shall not be allowed except that directional signs not to exceed 3 feet in height and four square feet per side are permitted.

Zoning Commission Recommendation:

Approval with staff's conditions

VOTE

FOR 9

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Trish Wallace 207-0215

Z2003173-30 C

ZONING CASE NO. Z2003173-30 C – May 4, 2004

Applicant: City of San Antonio

Zoning Request: “UD” Urban Development District to “C-2” C Commercial District
with conditional use for a house moving business.

City staff represented this case.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Avila and seconded by Commissioner McAden to recommend approval with the following conditions: 1.) A Type E or N (30 foot) vegetative buffer shall be required along the Loop 410 access road; 2.) A Type A (10 foot) vegetative buffer shall be required along the east, west and south property lines to screen storage of homes; 3.) Lighting shall be placed and shielded so as to direct the light on the site, away from adjoining properties, and to not cause glare for motorists; 4.) One monument sign not to exceed 6 feet in height and 32 square feet of sign area per side shall be allowed; Wall signs shall be limited to 15% of each building elevation up to 100 square feet of sign message area; Pole mounted signs shall not be allowed except that directional signs not to exceed 3 feet in height and four square feet per side are permitted.

1. Property is located on North 470 feet of Tracts 14 and 15, North 140 feet of Tract 16, NCB 18087; South 1,330 feet of Tracts 14 and 15, South 140 feet of Tract 16, CB 4286 at 2432 SW Loop 410.
2. There were 11 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Dixon, Sherrill, McAden,
Avila, Stribling, Peel**

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.