

CASE NO: Z2008262

Final Staff Recommendation - Zoning Commission

Date: September 16, 2008

Council District: 8

Ferguson Map: 680 D3

Applicant Name: TPC Management, Inc.

Owner Name: Triple JR Limited

Zoning Request: From "C-2" Commercial District and "O-2" Office District to "C-3" General Commercial District.

Property Location: Lot 11, Block 24, NCB 13559

9455 IH 10 West

On the east side of IH 10 West, approximately 650 feet south of Colony Drive

Proposal: To allow auto sales

Neigh. Assoc.: Vance Jackson Neighborhood Association

Neigh. Plan: None

TIA Statement: A Traffic Impact Analysis (TIA) is not required

Staff Recommendation:

Approval.

The subject property is located on the east side of IH 10 West, south of Colony Drive; and is approximately 3 acres in size. The existing commercial structure was built in 1992, and consists of approximately 10,800 square feet of storefront/warehouse and 15,600 square feet of greenhouse area. Most of the subject property is paved, with the exception of existing landscape buffers. The subject property was annexed in 1965, per ordinance 33402. The subject property was originally zoned "R-3" Multi-Family Residence District. In December 1984, the property was rezoned to "B-2" Business District with a 100-foot strip of "O-1" Office District along Powhatan. Upon the adoption of the 2001 Unified Development Code, the previous zoning converted to "C-2" Commercial District and "O-2" Office District. "RM-4" Residential Mixed District and "NP-10" Neighborhood Preservation District exists to the east, north, and southeast of the subject property. "MF-33" Multi-Family District abuts the subject property to the northwest, with "C-3" General Commercial District existing farther northwest. Other surrounding zoning includes "C-2", "C-2 NA" Commercial Nonalcoholic Sales District and "O-2" to the southeast; and "C-3" and "I-1" Industrial District to the west across IH-10. Surrounding land uses include single-family homes to the east, north, and southeast; apartments abutting to the northwest, with a grocery store, credit union, gas station, and offices farther northwest; a restaurant, motel, apartments and car rental to the south and southeast; and similar intense commercial uses to the west across IH-10.

The applicant requests "C-3" General Commercial District to allow for new and used auto sales with a service department. Staff finds the request to be appropriate given the property's location along the IH-10 access road, in close proximity to Wurzbach Road. The request is also appropriate given the intense commercial nature of the surrounding land uses. There is an existing landscape buffer along Powhatan, which includes a significant rise in elevation and a 6-foot tall stone wall, providing an effective buffer between the commercial development along the IH-10 access road and the single-family development to the east. The commercial development generally is not visible from the residential development. If the requested zoning change is approved, a "Type C" landscape buffer will be required where the subject property abuts residential zoning (up to "MF-33" Multi-Family District).

At the request of the District 8 City Council office, this case is scheduled to be heard by City Council on September 18, 2008.

CASE MANAGER: Micah Diaz 207-5876