



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-5148

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 10/6/2015

**Title:** ZONING CASE # Z2015283 CD (Council District 7): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for a Variety Store with Outdoor Display on Lot P-33, NCB 17970, located at 8151 Eckhert Road. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2015-283 Location Map, 2. Z2015283 CD Site Plan (revised)

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 7

**SUBJECT:**

Zoning Case # Z2015283 CD

**SUMMARY:**

**Current Zoning:** "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for a Variety Store with Outdoor Display

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 6, 2015

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** Ana Luisa Sanchez

**Applicant:** Abiel R. Hinojosa

**Representative:** Abiel R. Hinojosa

**Location:** 8151 Eckhert Road

**Legal Description:** Lot P-33, NCB 17970

**Total Acreage:** 1.856

**Notices Mailed**

**Owners of Property within 200 feet:** 28

**Registered Neighborhood Associations within 200 feet:** The Bluffs at Westchase HOA; Eckhert Crossing Association

**Planning Team:** Huebner/Leon Creeks Community Plan - 18

**Applicable Agencies:** Northside I.S.D.

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio on December 30, 1985 (Ordinance # 61607). At that time, the property was zoned "Temp R-1". Upon the adoption of the 2001 Unified Development Code, the zoning was converted to the current "R-6" Residential Single-Family District.

**Topography:** None.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** MF-25, R-6

**Current Land Uses:** Apartments, Single Family Residences

**Direction:** East

**Current Base Zoning:** R-6, OCL

**Current Land Uses:** Single Family Residences, Marshall High School, Church

**Direction:** South

**Current Base Zoning:** O-1

**Current Land Uses:** Cardiology Office

**Direction:** West

**Current Base Zoning:** R-6

**Current Land Uses:** Single Family Residences

**Transportation**

**Thoroughfare:** Eckhert Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None known

**Thoroughfare:** Maverick Oak Drive

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** VIA Bus Route 606 has a stop along Eckhert Road, near the subject property.

**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:**

Retail - Variety Store. Minimum Vehicle Spaces: 1 per 300 sf GFA. Maximum Vehicle Spaces: 1 per 200 sf GFA

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present “R-6” zoning district designation.

**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 property is located within the Huebner/Leon Creeks Community Plan and is designated as Office land use. The requested “C-1” base zoning district is consistent with the adopted land use designation.

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

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request.

**3. Suitability as Presently Zoned:**

The existing “R-6” zoning district is appropriate for the subject property and surrounding areas. However, the subject property is located on a major secondary arterial and the proposed “C-1” base zoning is also suitable and will provide support for the development of a variety store. The requested zoning will not have any negative effects on the future development of adjacent properties.

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

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The request does not appear to conflict with any public policy objective. The zoning request fulfills the goals of the Huebner/Leon Creeks Community Plan, by promoting new commercial and residential development that is respectful of the primarily residential character of the area.

**6. Size of Tract:**

The subject property is 1.856 acres in size, which accommodates the proposed development for a variety store with adequate space for parking.

**7. Other Factors:**

The applicant is proposing a 4 foot fence buffer along the front of the property. The applicant has been informed of the C-1 requirements including a minimum 15 foot landscape buffer between the primary use and the adjoining residential properties in the rear and the public right-of-way in the front.