



City of San Antonio

Legislation Details (With Text)

File #: 17-4901

Type: Zoning Case

In control: Zoning Commission

On agenda: 9/5/2017

Title: ZONING CASE # Z2017214 (Council District 7): A request for a change in zoning from "O-1 AHOD" Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.8914 of an acre out of NCB 17973, located at 7607 Eckhert Road. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2017214

SUMMARY:

Current Zoning: "O-1 AHOD" Office Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 5, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: Cardinal Properties USA, INC.

Applicant: Abaan Junaid

Representative: Pasha Iqbal

Location: 7607 Eckhert Road

Legal Description: 0.8914 acres out of NCB 17973

Total Acreage: 0.8914

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed and zoned "Temporary R-1" Temporary Single-Family Residence by Ordinance 61607, dated December 30, 1985. The "Temporary R-1" converted to "R-6" Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001. The property was rezoned from "R-6" Residential Single-Family District to "O-1" Office District by Ordinance 2007-01-04-0038, dated January 4, 2007.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6", "MF-33"

Current Land Uses: Single-Family Residence, Apartment Complex

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: "OCL"

Current Land Uses: Commercial Uses

Direction: West

Current Base Zoning: "R-6", "O-1"

Current Land Uses: Single-Family Residence, Farming Equipment Yard

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Eckhert Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Woodchase Drive

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus route 606 is within walking distance of 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:

The minimum parking requirement for a Medical Building is 1 per 400 sf GFA, with a maximum of 1 per 100 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The current "O-1" Office allows Small and medium office uses, banks, worship facilities, public and private school, employment agency, library, medical clinic, optician, interior decorator studio. The maximum building size is 10,000 square feet for individual buildings. Outdoor display or sale of merchandise is prohibited.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a ½ of a mile of a Regional Center or a Premium Transit Corridor.

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 currently designated as "Community Commercial" in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property is currently a vacant lot. The proposed rezoning will allow for the property to be developed and add value to the surrounding area.

3. Suitability as Presently Zoned:

The current "O-1" base zoning district is appropriate for the surrounding area. The land use category of "Community Commercial" includes "O-1" and "C-2" as permitted base zoning districts.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The zoning change is requested in order to build a Medical Building.

5. Public Policy:

The rezoning request does not appear to conflict with the land use goals and strategies of the Huebner/Leon Creeks Community Plan. The requested rezoning is located on Eckhert Road, a secondary arterial road. The proposed “C-2” is consistent within the Huebner/ Leon Creeks Community Plan and is situated in an area with a mix of commercial and multi-family uses. The following are excerpts from the community plan:

- The increasing traffic congestion along Eckhert Road was the planning team’s main impetus for this plan update. Some of the land uses along Eckhert have been updated to less intense commercial or office uses that in general, create less automobile trips during peak hours.

- The increasing traffic congestion along Eckhert Road was the planning team’s main impetus for this plan update. Some of the land uses along Eckhert have been updated to less intense commercial or office uses that in general, create less automobile trips during peak hours.

6. Size of Tract:

The subject property measures 0.8914 of an acre which should reasonably accommodate a Medical Building.

7. Other Factors:

None.