



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-5180

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**Agenda Item Number:** Z-14.

**Agenda Date:** 10/20/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Zoning Case Z2016240

(Associated Plan Amendment 16071)

**SUMMARY:**

**Current Zoning:** "RM-4 S AHOD" Residential Mixed Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Baseball Park

**Requested Zoning:** "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with single-family detached uses, not to exceed 5 units per acre

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 20, 2016

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** K/T Holdings, LLC

**Applicant:** K/T Holdings, LLC

**Representative:** John Cooley

**Location:** 2659 Eisenhower Road

**Legal Description:** 2.13 acres out of NCB 10440

**Total Acreage:** 2.13 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 15

**Registered Neighborhood Associations within 200 feet:** Oak Park Northwood and Terrell Heights

**Applicable Agencies:** Parks and Recreation

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1952. A 1982 case (Ordinance 55053) zoned the subject property as “R-2” Two-Family Residential District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “RM-4” Residential Mixed District.

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** R-4

**Current Land Uses:** Northridge Park

**Direction:** West

**Current Base Zoning:** MF-33

**Current Land Uses:** Apartments

**Direction:** South

**Current Base Zoning:** None

**Current Land Uses:** Eisenhower Road

**Direction:** East

**Current Base Zoning:** RM-4

**Current Land Uses:** Church

**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:** Eisenhower Road

**Existing Character:** Secondary Arterial

**Proposed Changes:** None

**Public Transit:** There is a VIA bus stop (505) directly in front of the subject property across the street.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** The minimum vehicle parking requirements of the parking standards shall not apply to infill development. All other provisions of the parking standards shall apply to infill development.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current "RM-4" Residential Mixed District.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (10-0) recommend Approval, pending Plan Amendment.

**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 Northeast Inner Loop Community Plan, and is currently designated as Public/Institutional in the future land use component of the plan. The requested "RM-4" Residential Mixed district is not consistent with the future land use designation. The applicant has requested a plan amendment to Low Density Residential. Staff and Planning Commission recommend Approval.

**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 applicant requests this zoning change to construct 10 single-family units with various elevations and architectural styles on the subject property. The subject property is located in between a church and apartment complex, with Northridge Park directly behind the site. The subject property's location is surrounded by single-family and multi-family uses, which makes limited density single family uses an appropriate use.

**3. Suitability as Presently Zoned:**

The current "RM-4" base zoning district is appropriate for the subject property's location; the surrounding uses are residential, and "RM-4" is within the same scope of small scale residential uses.

**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 rezoning request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property totals 2.13 acres in size, which should reasonably accommodate the uses permitted in "IDZ" Infill Development Zone District.

**7. Other Factors:**

The developer has been in contact with the Parks Department and will provide some improvements to the Northridge Park that will benefit new and remaining residents in the neighborhood.