



City of San Antonio

Agenda Memorandum

File Number: 18-4821

Agenda Item Number: Z-13.

Agenda Date: 9/6/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2018196

SUMMARY:

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

Requested Zoning: "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 7, 2018. This case is continued from the June 5, 2018 Zoning hearing.

Case Manager: Marco Hinojosa, Planner

Property Owner: Deborah Dianne Jonas

Applicant: Abdulmajeed Al-Obaidi

Representative: Big Red Dog, Inc. (Attn: Taylor Allen)

Location: 8215 Eckhert Road

Legal Description: 1.928 acres out of NCB 17972

Total Acreage: 1.928

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Eckhert Crossing Association

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The subject property was zoned "R-6" Residential Single-Family District by Ordinance 94634, dated September 27, 2001.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "R-6" & "MF-25"

Current Land Uses: Single-Family Residences and Quadplexes

Direction: West

Current Base Zoning: "R-6" & "MF-25"

Current Land Uses: Single-Family Residences and Quadplexes

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 Type A

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 606

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 parking requirement for a multi-family dwelling is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "R-6". "R-6" allows for uses such as single-family dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center or Half a Mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Huebner/Leon Creeks Community Plan and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “MF-18” base zoning is compatible with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the multi-family uses to the southeast of the property.

3. Suitability as Presently Zoned:

The current “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Huebner/Leon Creeks Community Plan.

Huebner/Leon Creeks Community Plan Relevant Goals and Objectives:

- Promote new residential development that is respectful of the primarily residential character of the area.

The subject property is a vacant lot and this form of development is well situated along an arterial like Eckhert Road. The proposed use is also consistent with the multi-family uses to the southeast of the property.

6. Size of Tract:

The subject property is 1.928 acres, which would adequately support a low intense multi-family dwelling. The proposed development includes approximately 34 units.

7. Other Factors:

None.