



City of San Antonio

Legislation Details (With Text)

File #: 15-5387

Type: Zoning Case

In control: City Council A Session

On agenda: 11/19/2015

Title: ZONING CASE # Z2015283 CD (Council District 7): An Ordinance amending the Zoning District Boundary 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. Zoning Commission recommends Approval with Conditions.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-283 Location Map, 2. Z2015283 CD Site Plan (revised), 3. Z2015283 CD Zoning Minutes, 4. DRAFT ORDINANCE, 5. Ordinance 2015-11-19-1000

Date	Ver.	Action By	Action	Result
11/19/2015	1	City Council A Session	Motion to Appr w Cond	Pass

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 and Zoning Commission (7-0) recommend Approval with Conditions.

Zoning Commission recommended approval with the Condition that a 30-foot buffer be maintained in the rear of the property.

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.