



City of San Antonio

Legislation Details (With Text)

File #: 15-5394

Type: Zoning Case

In control: City Council A Session

On agenda: 11/19/2015

Title: ZONING CASE # Z2015285 (Council District 7): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 33, NCB 17946, located at 8750 Bandera Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15079)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-285 Location Map, 2. Z2015285 Zoning Minutes, 3. DRAFT ORDINANCE, 4. Ordinance 2015-11-19-0999

Date	Ver.	Action By	Action	Result
11/19/2015	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case # Z2015285
(Associated Plan Amendment 15079)

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 6, 2015

Case Manager: Shepard Beamon, Planner

Property Owner: Robert A. Buckhodlt

Applicant: Rohan Ladduwahetti

Representative: Rohan Ladduwahetti

Location: 8750 Bandera Road

Legal Description: Lot 33, NCB 17970

Total Acreage: 1.975

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: None

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: C-2, R-6

Current Land Uses: Commercial Strip, Vacant Lot, Single-Family Residences

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single Family Residences

Direction: South

Current Base Zoning: C-2, R-6

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: C-3

Current Land Uses: Commercial Strip, Medical Facility, SACU

Transportation

Thoroughfare: Bandera Road

Existing Character: Primary Arterial Type B

Proposed Changes: None known

Thoroughfare: Bresnahan Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: VIA Bus Route 605 has a stop at the intersection of Bresnahan Street and Bandera 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 - Appliance. Minimum Vehicle Spaces: 1 per 400 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 (6-1) 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 Huebner/Leon Creeks Community Plan and is designated as Medium Density Residential. The requested “C-2” base zoning district is not consistent with the adopted land use designation. The applicant has requested a plan amendment to Community Commercial for consistency.

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 not appropriate for the subject property and surrounding areas. The subject property is located on Bandera Road, a primary arterial with high traffic volumes, and is located adjacent to other Commercial zoning, making “C-2” a better suited zoning for the property.

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 1.975 acres in size, which accommodates the proposed development of an appliance store.

7. Other Factors:

None.