



City of San Antonio

Agenda Memorandum

File Number: 17-6323

Agenda Item Number: Z-25.

Agenda Date: 12/7/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2017286

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: December 5, 2017

Case Manager: Angela Cardona, Planner

Property Owner: Peter Varga

Applicant: Peter Varga

Representative: Christina Varga

Location: 6500 Block of Eckhert Boulevard

Legal Description: Lot P-81 and Lot P-82, NCB 14618

Total Acreage: 0.942 acres

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed in 1972 and zoned “R-1” Single Family Residence District (Ordinance 78901). Upon adoption of the Unified Development Code in 2001 (Ordinance 93881), the zoning then converted to the current “R-6” Residential Single-Family District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-6”

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: “R-6”

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: “MF-33”

Current Land Uses: Apartments

Direction: West

Current Base Zoning: “C-2”

Current Land Uses: Assisted Living Facility

Overlay and Special District Information: The subject property is located within the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Federal Aviation Administration and Development Services Department.

Transportation

Thoroughfare: Eckhert Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known.

Thoroughfare: Border Mist Drive

Existing Character: Local Street

Proposed Changes: None Known.

Public Transit: The nearest VIA bus route #606 are within walking distance of the subject property.

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

Parking Information: Parking is determined by use. The minimum vehicle space required is 1 per 250 sf GFA with a maximum of 1.5 per 375 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. “R-6” districts accommodates a single-family dwelling (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 subject property is within proximity to the Medical Center Regional Center and the Huebner-Grissom 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 Creek Plan and is currently designated as “Community Commercial” and “Medium Density Residential”. The request for “MF-18” base zoning is consistent with the adopted future land use plan.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change because the request is consistent with the existing commercial and multi-family uses that already exist adjacent to the subject property.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is appropriate for the subject property’s location, as is the request for “MF-18” is consistent with the Huebner/ Leon Creek Plan.

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 land use goals and strategies of the Huebner/ Leon Creek Plan, as the request is to allow for an expansion of the existing business located adjacent to the subject property.

6. Size of Tract:

The subject property totals 0.942 acres in size, which should reasonably accommodate the uses permitted in “MF-18” Low Density Multi-Family District.

7. Other Factors:

None.