



City of San Antonio

Agenda Memorandum

File Number:18-4871

Agenda Item Number: Z-16.

Agenda Date: 9/6/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2018264

SUMMARY:

Current Zoning: "R-6" Residential Single-Family District

Requested Zoning: "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 7, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Audrey Obanion, Tony Greece, and Scott Buchert

Applicant: Seaside Realty, LP

Representative: Brown & Ortiz, PC

Location: 9481 Huebner Road

Legal Description: Northwest 378.32 feet of Lot 12, Block 2, NCB 14702

Total Acreage: 0.868

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Oakland Estates Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 26, 1972, established by Ordinance 41426. The property was zoned “Temporary R-1” Temporary Residence District. Upon adoption of the 2001 Unified Development Code, the zoning converted to the current “R-6” base zoning district, established by Ordinance 93881, dated May 3, 2001.

Topography: The subject property is located within the “Transition Zone” for the Edwards Recharge Zone District. It is also located within a Mandatory Detention Area, and a portion toward the rear of the lot is located within the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: RE, C-2, C-3NA

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: C-2, C-3NA

Current Land Uses: Vacant Lot, Medical Office

Direction: South

Current Base Zoning: C-3NA, C-2

Current Land Uses: Taxidermy, Duplex

Direction: West

Current Base Zoning: RE

Current Land Uses: Vacant Lot

Overlay and Special District Information: None.

Transportation

Thoroughfare: Huebner Road

Existing Character: Primary Arterial Type A

Proposed Changes: None known

Public Transit: There are a few bus stops within walking distance located on Huebner Road and Floyd Curl Drive along Bus Routes 503 and 522.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required.

Parking Information: A Medical Office requires a minimum of one (1) parking space per 400 square feet of the Gross Floor Area (GFA) and a maximum of one (1) parking space per 100 square feet of the GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “R-6” base zoning district permits 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 subject property is not located within a Regional Center nor within a half-mile within 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 Oakland Estates Neighborhood Land Use Plan and is currently designated as “Community Commercial” in the land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted 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 established development pattern of the surrounding area. The subject property is directly adjacent to commercial zoning along and across Huebner Road.

3. Suitability as Presently Zoned:

The existing “R-6” base zoning district is not appropriate for the surrounding area. The subject property is located along Huebner Road, which is a Primary Arterial, and is located along a commercially-zoned corridor.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. There is “RE” zoning located behind the subject property, which would trigger a Type “D” buffer yard of 25 feet along the rear property line.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The requested zoning is consistent with the future land use designation of the Oakland Estates Neighborhood Land Use Plan.

6. Size of Tract:

The 0.868 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.