City of San Antonio

Agenda Memorandum

File Number:19-1390

Agenda Item Number: 19.

Agenda Date: 1/15/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:
Zoning Case Z-2018-900063

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

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 15, 2019

Case Manager: Dominic Silva, Planner

Property Owner: Rum Cay, L.L.C.

Applicant: Ian Cochran

Representative: Ian Cochran

Location: 8373 Eckhert Road

Legal Description: 0.703 acres out of NCB 17957

Total Acreage: 0.703

Notices Mailed
Owners of Property within 200 feet: 23
Registered Neighborhood Associations within 200 feet: Eckhert Crossing Neighborhood Association
Applicable Agencies: None.

Property Details

Property History: The subject property was originally Temporary "R-1" Residential District, established by Ordinance 33412, dated June 28, 1965. Upon the adoption of the 2001 Unified Development Code, the previous "R-1" converted to the current "R-6" Residential Single-Family District.

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

Adjacent Base Zoning and Land Uses

Direction: North
Current Base Zoning: "C-2"
Current Land Uses: Residential

Direction: East
Current Base Zoning: "C-3"
Current Land Uses: Vacant

Direction: South
Current Base Zoning: "C-2"
Current Land Uses: Gas Station

Direction: West
Current Base Zoning: "R-6"
Current Land Uses: Residential

Overlay and Special District Information:

Transportation

Thoroughfare: Eckhert Road
Existing Character: Principal
Proposed Changes: None Known
Public Transit: Via bus routes are within walking distance of the subject property.
Bus routes served: 606

Thoroughfare: Abe Lincoln
Existing Character: Collector
Proposed Changes: None Known
Public Transit: Via bus routes are within walking distance of the subject property.
Bus routes served: 606

Thoroughfare: Connie Mack
Existing Character: Local
Proposed Changes: None Known
Public Transit: Via bus routes are within walking distance of the subject property.
Bus routes served: 606

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

Parking Information:

The minimum number of parking spaces for a professional office is 1 per 300 sf GFA.

ISSUE:
None.

ALTERNATIVES:
Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "R-6". These districts provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor
The property is located within the Medical Center Regional Center and half a mile of a 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 subject property is located within the Huebner/Leon Creeks Community Plan and is currently designated as "Community Commercial" in the future land use component of the plan. The requested "C-2" base zoning is compatible with the future land use designation and is consistent with the surrounding properties.

2. Adverse Impacts on Neighboring Lands:
Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:
The current "R-6" Residential Single-Family 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:

- Goal 1; Objective 1.1: Growth Management - Promote new commercial and residential development that is respectful of the primarily residential character of the area.
- Goal 1; Objective 1.3: Low Density - Maintain the low density development pattern.
- Goal 1; Objective 1.4: Neighborhood Conservation and Nodal Development - Seek techniques to maintain existing development patterns.

6. Size of Tract:
The subject property is 0.703 acres, which would adequately support a variety of commercial and professional uses.

7. Other Factors:
None.