



City of San Antonio

Agenda Memorandum

File Number:19-2573

Agenda Item Number: 11.

Agenda Date: 3/19/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z-2019-10700026

(Associated Plan Amendment PA-2019-11600005)

SUMMARY:

Current Zoning: "O-1 AHOD" Office Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 19, 2019

Case Manager: Marco Hinojosa, Planner

Property Owner: Sreeshylum Sangiseti and Venkatasubba Yeluru

Applicant: MSM Concepts, LLC

Representative: Kaufman & Killen, Inc.

Location: 7719 Eckhert Road and 7735 Eckhert Road

Legal Description: 6.07 acres out of NCB 17971

Total Acreage: 6.07

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Texas Department of Transportation.

Property Details

Property History: The property was annexed into San Antonio Limits by Ordinance 38136, dated January 8, 1970. The property was zoned Temporary "R-1" Single Family Residence District upon annexation. The property converted from "R-1" to the current "R-6" Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

A portion of the property was rezoned from "R-6" Residential Single Family District to "O-1" Office District by Ordinance 2007-04-05-0388, dated April 5, 2007.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3NA CD"

Current Land Uses: Self-Storage Facility

Direction: East

Current Base Zoning: "OCL"

Current Land Uses: Internist, Daycare, and Fruiteria

Direction: South

Current Base Zoning: "C-2NA", "MF-33", and "R-6"

Current Land Uses: Vacant and Multi-Family Dwelling

Direction: West

Current Base Zoning: "RM-4"

Current Land Uses: Residential Dwelling

Overlay and Special District Information:

"AHOD"

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Eckhert Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Thoroughfare: Woodchase

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus route are within walking distance of the subject property

Routs Served: 606

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development does exceed the threshold requirements.

Parking Information:

The minimum parking requirement for a multi-family dwelling is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "O-1" and "R-6". "R-6" 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. The "O-1" district restricts uses primarily to offices and ancillary uses (for the purposes of this subsection, ancillary uses are those provided for the convenience of on-site tenants and which do not provide services or products to the general public) which do not have peak weeknight or weekend usage in order to provide a buffer between residential areas and more intensive uses. "O-1" districts provide for the establishment of low to mid-rise office buildings. Uses within an "O-1" district are limited to uses incidental to the needs of the occupants of the building and are not designed to serve a regional market area.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or half a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 subject property is located within the Huebner/Leon Creeks Community Plan and is currently designated as "Neighborhood Commercial" in the future land use component of the plan. The requested "MF-33" base zoning district is inconsistent with the future land use designation. The applicant is requesting a Plan Amendment from "Neighborhood Commercial" to "High Density Residential" to accommodate the proposed rezoning. Staff and Planning Commission recommend Approval of the Plan Amendment.

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 "O-1" Office District and "R-6" Residential Single-Family District is an appropriate zoning for the property and surrounding area.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Huebner/Leon Creeks Community Plan:

- Objective 1.1: Growth Management Promote new commercial and residential development that is respectful of the primarily residential character of the area.

6. Size of Tract:

The subject property is 6.07 acres, which could reasonably accommodate a multi-family development.

7. Other Factors:

At a density of 33 units per acre there is a potential for approximately 200 multi-family units.