



City of San Antonio

Agenda Memorandum

File Number:19-2884

Agenda Item Number: P-3.

Agenda Date: 4/4/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Plan Amendment PA-2019-11600005

(Associated Zoning Case Z-2019-10700026)

SUMMARY:

Comprehensive Plan Component: Huebner/Leon Creeks Community Plan

Plan Adoption Date: August 21, 2003

Plan Update History: August 20, 2009

Current Land Use Category: "Neighborhood Commercial"

Proposed Land Use Category: "High Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 13, 2019

Case Manager: Marco Hinojosa, Planner

Property Owner: Sreeshylum Sangiseti

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

Transportation

Thoroughfare: Eckhert Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Thoroughfare: Woodchase Drive

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are VIA routes within walking distance from the subject property.
Routes Served: 606

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Huebner/Leon Creeks Community Plan

Plan Adoption Date: August 21, 2003

Update History: August 20, 2009

Plan Goals:

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

Comprehensive Land Use Categories

Land Use Category: “Neighborhood Commercial”

Description of Land Use Category:

Neighborhood Commercial includes small scale retail or offices, professional services and convenience retail that serves the neighborhood market and is accessible to bicyclists and pedestrians. It is located at intersections of residential streets and/or collectors, within walking distance of neighborhood residential areas, and preferably incorporates a yard or landscaping buffer to residential uses. Examples include flower shops, small restaurants, lawyer’s offices, coffee shops, barbers shops, book stores, dry cleaning, or convenience stores without gasoline.

Related Zoning Districts: NC, C-1 & O-1

Land Use Category: “High Density Residential”

Description of Land Use Category:

High Density Residential includes apartments with more than four dwelling units on an individual lot, however, low and medium density residential uses can also be found within this classification. High density residential provides for compact development consisting of the full range of residential types, including apartments, condominiums and assisting living facilities. High density residential is typically located along or near major arterials or collectors. This classification may be used as a transitional buffer between lower density residential uses and non-residential uses. The location of this category should support the neighborhood and community commercial center. High density residential uses should be located in a manner that does not route traffic through other residential uses.

Related Zoning Districts: MF-25, MF-33 & MF-40

Land Use Overview

Subject Property

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Self-Storage Facility

Direction: East

Future Land Use Classification:

OCL

Current Land Use Classification:

Day Care, Fruiteria, and Internist

Direction: South

Future Land Use Classification:

High Density Residential and Neighborhood Commercial

Current Land Use Classification:

Apartments

Direction: West

Future Land Use Classification:

High Density Residential

Current Land Use:

Apartments

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 & Recommendation: Staff and Planning Commission (9-0) recommend Approval.

The proposed land use amendment from “Neighborhood Commercial” to “High Density Residential” is requested in order to rezone the property to “MF-33” Multi-Family District. This is consistent with the Huebner/Leon Creeks Community Plan’s goal to promote new residential development that is respectful of the primarily residential character of the area. The project is located on Eckhert Road, a secondary arterial. Additionally, Woodchase has other multi-family developments and this proposed project is consistent with the character of the area.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Huebner/Leon Creeks Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700026

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

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

Zoning Commission Hearing Date: March 19, 2019