



# City of San Antonio

## Agenda Memorandum

**File Number:**15-2918

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**Agenda Item Number:** 3.

**Agenda Date:** 5/5/2015

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2015132

**SUMMARY:**

**Current Zoning:** "R-5" Residential Single-Family District

**Requested Zoning:** "RM-6" Residential Mixed District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 5, 2015. Continued from April 7, 2015.

**Case Manager:** Logan Sparrow, Planner

**Property Owner:** Richard Burton

**Applicant:** Richard Burton

**Representative:** Richard Burton

**Location:** 4518 Kay Ann Drive

**Legal Description:** South 176.1 feet of Lot 56, NCB 10615

**Total Acreage:** 1.0788

**Notices Mailed**

**Owners of Property within 200 feet:** 16

**Registered Neighborhood Associations within 200 feet:** Huntleigh Park Residents Association

**Planning Team:** Eastern Triangle - 22

**Applicable Agencies:** San Antonio ISD

### **Property Details**

**Property History:** The property is currently zoned “R-5” Residential Single-Family District. The property was initially zoned “A” Residence District on November 21, 1956 but converted to “R-5” Residential Single-Family when the 1965 Unified Development Code was adopted.

**Topography:** None.

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “R-5” Residential Single-Family District and “C-2” Commercial District

**Current Land Uses:** Single-Family Dwelling and Gas Station/Convenience Store

**Direction:** East

**Current Base Zoning:** “R-5” Residential Single-Family District

**Current Land Uses:** Single-Family Dwelling

**Direction:** South

**Current Base Zoning:** “C-3R” Restrictive General Commercial District and “O-2” High Rise Office District

**Current Land Uses:** Retail Store and Vacant Lot

**Direction:** West

**Current Base Zoning:** “C-3R” Restrictive General Commercial District

**Current Land Uses:** Bail Bonds Office

**Overlay and Special District Information:** None.

### **Transportation**

**Thoroughfare:** Kay Ann Drive

**Existing Character:** Local Street. One lane in each direction with sidewalks.

**Proposed Changes:** None known.

**Thoroughfare:** South W.W. White Road

**Existing Character:** Primary Arterial A. Two lanes in each direction with turn lane and sidewalks.

**Proposed Changes:** None known.

**Public Transit:** VIA bus routes 26 operates along South W.W. White Road northwest of the subject property.

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

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested rezoning would result in the subject property retaining its current “R-5” Residential Single-Family zoning.

**FISCAL IMPACT:**

None.

**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 Eastern Triangle Future Land Use Plan and is currently designated as High Density Mixed Use in the land use component of the plan. The requested “RM-6” Residential Mixed base zoning district is consistent with the adopted land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff has not found any 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.

**3. Suitability as Presently Zoned:**

The existing “R-5” Residential Single-Family base zoning district is appropriate for the surrounding area.

**4. Health, Safety and Welfare:**

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The request does not appear to be in conflict with any public policy objective, including the Eastern Triangle Future Land Use Plan.

**6. Size of Tract:**

The 1.0788 acre site is of sufficient size for the proposed development.

**7. Other Factors:**

None.