



City of San Antonio

Agenda Memorandum

File Number:15-3083

Agenda Item Number: 8.

Agenda Date: 5/19/2015

In Control: Zoning Commission

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 19, 2015. Continued from April 7, 2015 and May 5, 2015 hearings.

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.