



City of San Antonio

Agenda Memorandum

File Number:15-4556

Agenda Item Number: 13.

Agenda Date: 9/1/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2015265 CD

(Associated Plan Amendment PA 15075)

SUMMARY:

Current Zoning: "O-1 AHOD" Office Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Office/Warehouse (Flex Space)

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 1, 2015

Case Manager: Shepard Beamon, Planner

Property Owner: Equity Trust Co. Custodian FBO Robert Ratazak IRA

Applicant: Stephen Allen

Representative: Brown & Ortiz, PC (c/o James McKnight)

Location: 7719 Eckhert Road

Legal Description: 1.00 acre out of Lots P-26B, P-26, P-27, P-27A, NCB 17971

Total Acreage: 1.00

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Huebner/Leon Creeks

Planning Team: Huebner/Leon Creeks Community Planning Team

Applicable Agencies: Northside Independent School District

Property Details

Property History: The property is currently zoned “O-1” Office District. It was originally zoned “R-1” Temporary and was converted to “R-6” Single-Family Residential with the adoption of the 2001 Unified Development Code. The property was then changed to “O-1” Office District on April 5, 2007 (Ordinance 2007-04-05-0388).

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: O-1

Current Land Uses: Vacant

Direction: East

Current Base Zoning: O-1, R-6

Current Land Uses: Vacant

Direction: South

Current Base Zoning: OCL

Current Land Uses: Commercial/Retail Strip, Medical Facility

Direction: West

Current Base Zoning: MF-33, R-6

Current Land Uses: Apartments, Vacant-Apartment Complex Frontage

Overlay and Special District Information: 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 86'

Proposed Changes: None.

Thoroughfare: Woodchase Drive

Existing Character: Local Street

Proposed Changes: None.

Public Transit: VIA bus route 606 runs along Eckhert Road. There is a bus stop directly in front of the subject property.

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

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning change request will result in the subject property retaining the current “O-1” Office District base zoning district.

FISCAL IMPACT:

None.

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 designated as Neighborhood Commercial in the land use component of the plan. The requested “C-2” base zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to Community Commercial. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “O-1” designation 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.

6. Size of Tract:

The 1.00 acre site is of sufficient size to accommodate the proposed purpose.

7. Other Factors:

None.