



# City of San Antonio

## Agenda Memorandum

**File Number:**15-5150

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**Agenda Item Number:** 10.

**Agenda Date:** 10/6/2015

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 7

**SUBJECT:**

Zoning Case # Z2015285

(Associated Plan Amendment PA 15079)

**SUMMARY:**

**Current Zoning:** "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 6, 2015

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** Robert A. Buckhodlt

**Applicant:** Rohan Ladduwahetti

**Representative:** Rohan Ladduwahetti

**Location:** 8750 Bandera Road

**Legal Description:** 1.975 acres out of NCB 17970

**Total Acreage:** 1.975

**Notices Mailed**

**Owners of Property within 200 feet:** 33

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** Huebner/Leon Creeks Community Plan - 18

**Applicable Agencies:** Northside I.S.D.

### **Property Details**

**Property History:** The subject property was annexed into the City of San Antonio on December 30, 1985 (Ordinance # 61607). At that time, the property was zoned “Temp R-1”. Upon the adoption of the 2001 Unified Development Code, the zoning was converted to the current “R-6” Residential Single-Family District.

**Topography:** None.

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

**Direction:** North

**Current Base Zoning:** C-2, R-6

**Current Land Uses:** Commercial Strip, Vacant Lot, Single-Family Residences

**Direction:** East

**Current Base Zoning:** R-6

**Current Land Uses:** Single Family Residences

**Direction:** South

**Current Base Zoning:** C-2, R-6

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

**Direction:** West

**Current Base Zoning:** C-3

**Current Land Uses:** Commercial Strip, Medical Facility, SACU

### **Transportation**

**Thoroughfare:** Bandera Road

**Existing Character:** Primary Arterial Type B

**Proposed Changes:** None known

**Thoroughfare:** Bresnahan Street

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** VIA Bus Route 605 has a stop at the intersection of Bresnahan Street and Bandera Road, near the subject property.

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

### **Parking Information:**

Retail - Appliance. Minimum Vehicle Spaces: 1 per 400 sf GFA. Maximum Vehicle Spaces: 1 per 200 sf GFA

### **ISSUE:**

None.

### **ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present “R-6” zoning district designation.

**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 property is located within the Huebner/Leon Creeks Community Plan and is designated as Medium Density Residential. The requested “C-2” base zoning district is not consistent with the adopted land use designation. The applicant has requested a plan amendment to Community Commercial for consistency.

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

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request.

**3. Suitability as Presently Zoned:**

The existing “R-6” zoning district is not appropriate for the subject property and surrounding areas. The subject property is located on Bandera Road, a primary arterial with high traffic volumes, and is located adjacent to other Commercial zoning, making “C-2” a better suited zoning for the property.

**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 request does not appear to conflict with any public policy objective. The zoning request fulfills the goals of the Huebner/Leon Creeks Community Plan, by promoting new commercial and residential development that is respectful of the primarily residential character of the area.

**6. Size of Tract:**

The subject property is 1.975 acres in size, which accommodates the proposed development of an appliance store.

**7. Other Factors:**

None.