



City of San Antonio

Agenda Memorandum

File Number:15-5394

Agenda Item Number: Z-20.

Agenda Date: 11/19/2015

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case # Z2015285

(Associated Plan Amendment 15079)

SUMMARY:

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

Requested Zoning: "C-2NA AHOD" Commercial Nonalcoholic Sales 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: Lot 33, 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 and Zoning Commission (6-1) recommend 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.