



City of San Antonio

Agenda Memorandum

File Number: 17-3451

Agenda Item Number: Z-13

Agenda Date: 6/15/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2017122 ERZD
(Associated Plan Amendment 17040)

SUMMARY:

Current Zoning: "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District and "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District

Requested Zoning: "MF-25 ERZD" Low Density Multi-Family Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 16, 2017

Case Manager: Angela Cardona, Planner

Property Owner: SA Colgin, LLC

Applicant: Mosaic Land Development, LLC

Representative: Kaufman & Killen, Inc.

Location: 8100 Block of West Hausman Road

Legal Description: 14.26 acres out of NCB 14615

Total Acreage: 14.26

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: SAWS

Property Details

Property History: The subject property was annexed into the City Limits on February 25, 1971 and was previously zoned “Temp R-1” Temporary Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District. A portion of the property was rezoned to “MF-18” Multi-Family District, which was established by Ordinance 2014-12-04-0998, dated December 4, 2014.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: MF-33

Current Land Uses: Multifamily

Direction: West

Current Base Zoning: MF-33

Current Land Uses: Multifamily

Direction: South

Current Base Zoning: R-4

Current Land Uses: School

Overlay and Special District Information: All surrounding properties carry the "ERZD" Edwards Recharge Zone District. The "ERZD" does restrict permitted uses, due to the environmentally sensitive nature of the recharge zone. Per Chapter 34 of the City of San Antonio Code of Ordinances, the San Antonio Water System (SAWS) and City of San Antonio departments share regulatory jurisdiction over development within the “ERZD”.

Transportation

Thoroughfare: West Hausman Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Public Transit: The nearest VIA bus route is #660 and is within walking distance of the subject property.

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

Parking Information: Parking requirements are determined by use. Multi-Family use requires a minimum of 1.5 parking spaces per unit and a maximum of 2 parking spaces per unit.

ISSUE:

None

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Not within a Regional Center or within a half mile of a Premium Transit Corridor

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) 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 North Sector Plan, and is currently designated as “Suburban Tier” in the future land use component of the plan. “The MF-33” 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 “General Urban Tier”. Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands: Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned: The current “MF-18” base zoning district is appropriate for the surrounding area. The majority of surrounding property is “C-2”, “C-3” and “MF-33”.

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 rezoning request does not appear to conflict with any public policy objective as the request supports the North Sector Plan goal of locating medium and high density residential uses located at intersections of arterials and/or collector streets and should not encroach into residential areas.

6. Size of Tract:

The 14.26 acre tract is of sufficient size for an “MF-25” development.

7. Other Factors:

The SAWS report has classified the subject property as Category 2. SAWS staff recommends approval of the zoning request with an impervious cover limitation not to exceed 50%.