



City of San Antonio

Agenda Memorandum

File Number: 13-1036

Agenda Item Number: Z-15.

Agenda Date: 12/5/2013

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:

Zoning Case Z2013172 ERZD

SUMMARY:

Current Zoning: "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District

Requested Zoning: "PUD R-5 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 5, 2013

Case Manager: Brenda V. Martinez, Planner

Property Owner: Vickery Mosaic TBY, LLC (by Blake Yantis, Manager), Wesley R. and Eleanor J. Richardson, and Vernon L. Griffith

Applicant: Mosaic Development (by Blake Yantis, Manager)

Representative: Brown & Ortiz, P.C. (c/o James Griffin)

Location: Located on a portion of the 11600, 11700 and 11800 Blocks of South Hausman Road

Legal Description: 25.8 acres out of Lots 9, 10, 11, 12, 13 and 14, NCB 18047

Total Acreage: 25.8

Notices Mailed

Owners of Property within 200 feet: 36

Registered Neighborhood Associations within 200 feet: None

Planning Team: 41 (North Sector Plan)

Applicable Agencies: The San Antonio Water System

Property Details

Property History: The subject property was annexed in 1993 and was originally zoned “Temp R-1” Temporary Single-Family Residence District. In a 1994 large-area case the property was rezoned to “R-1” 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. The subject property is currently undeveloped and is not platted.

The applicant is requesting a zoning change in order to allow the construction of a residential subdivision as a Planned Unit Development (“PUD”).

Topography: The property does not include any abnormal physical features such as significant slope. However, portions of the site along the east and northeast property line appear to be in the 100 year flood plain.

Adjacent Zoning and Land Uses

Direction: North and East

Current Base Zoning: “R-6” and “R-6 PUD”

Current Land Uses: Vacant Land and Single-Family Residences

Direction: South

Current Base Zoning: “RM-4”

Current Land Uses: Four-Family Dwelling, Apartments, Single-Family Residences and Undeveloped Land

Direction: West

Current Base Zoning: “R-6” and “MF-33”

Current Land Uses: Single-Family Residences, an Elementary School and Undeveloped Land

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: South Hausman Road

Existing Character: Local Street; 1 lane in each direction with no curbs or sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 605 line, which operates along Prue Road, Old Prue Road and Bandera Road.

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

Parking Information: Single-family residences are required to provide one parking space per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the current residential zoning classification.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (7-1-1) recommend approval.

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 Suburban Tier designation includes a range of use classifications from low density residential to community commercial uses. The zoning request and current zoning are both consistent with the Future Land Use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use will be compatible with the surrounding land uses and overall character of the community.

3. Suitability as Presently Zoned:

The existing zoning district is appropriate for the subject property and is consistent with the adopted land use designation. The current and requested zoning districts allow the same range of permitted uses; however, the proposed “PUD” designation provides different development standards. The “PUD” designation removes minimum lot size requirements, carries open space requirements, limits density, and allows private streets and gated development.

4. Health, Safety and Welfare:

The attached SAWS report outlines potential environmental concerns. Staff has found no evidence of likely adverse impacts on the health, safety and welfare of the surrounding community, provided the SAWS recommendations are followed.

5. Public Policy:

The request is consistent with the North Sector Plan, which is a component of the City’s Master Plan.

6. Size of Tract:

The subject property measures approximately 25 acres, which appears to be adequate for the proposed use.

The current “R-6” district requires a minimum lot size of 6,000 square feet and allows up to 7 dwelling units per acre. Under the current zoning, the subject property may accommodate a residential development with approximately 180 dwelling units.

Should the requested “PUD R-5” zoning be approved, the subject property would accommodate a residential development with up to approximately 154 dwelling units.

The applicant is proposing approximately 120 residential lots for the site.

7. Other Factors:

SAWS identifies the subject property as a Category 2 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 30% on the site.

According to Section 35-344(j) after “PUD” zoning is granted, a “PUD” plan shall be submitted to and approved by the Planning Commission prior to approval of any plats or the issuance of any building permits or certificates of occupancy.