



City of San Antonio

Agenda Memorandum

File Number: 14-1262

Agenda Item Number: Z-19.

Agenda Date: 6/19/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 9

SUBJECT:

Zoning Case Z2014006 ERZD

SUMMARY:

Current Zoning: "C-2NA S ERZD MLOD-1" Commercial Nonalcoholic Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for a Gymnasium

Requested Zoning: "R-6 PUD ERZD MLOD-1" Residential Single-Family Planned Unit Development Edwards Recharge Zone Camp Bullis Military Lighting Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 15, 2014

Case Manager: Ernest Brown, Planner

Property Owner: Fair Oaks Mosaic TBY, LLC

Applicant: Mosaic Land Development, LLC (by Thomas Yantis, Owner)

Representative: P. W. Christensen, PC (by Patrick Christensen)

Location: A portion of the 21700 and 21800 Blocks of Hardy Oak Boulevard

Legal Description: 4.49 acres out of NCB 19217

Total Acreage: 4.49

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: SA Mesa Verde Homeowners Association and Stone

Mountain Owners Association are both located within 200 feet of contiguous property owned by the subject property owner.

Planning Team: North Sector Plan - 41

Applicable Agencies: San Antonio Water System and the Camp Bullis Military Installation

Property Details

Property History: The subject property was annexed in 1997 and was originally zoned "Temp R-1" Temporary Single Family Residence District. In 1998, the subject property was rezoned to "R-1" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "R-6" Residential Single-Family District. In a 2003 case, the subject property was rezoned to "C-2NA S" Commercial Nonalcoholic Sales District with a Specific Use Authorization for a gymnasium. The subject property is not platted and is undeveloped.

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: Northwest, North, Northeast

Current Base Zoning: "C-2", "R-6 PUD"

Current Land Uses: Vacant

Direction: Southwest, Southeast

Current Base Zoning: "C-2", "C-2NA S"

Current Land Uses: Vacant, Child Daycare, Retail Center

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".

All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD-1" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Planned Unit Developments provide flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography.

Transportation

Thoroughfare: Hardy Oak Boulevard

Existing Character: Secondary Arterial Type A; 2 lanes in each direction with center medians and turn lanes

Proposed Changes: None known

Public Transit: There is no public transit near the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed

development does not exceed the threshold requirements.

Parking Information: Off-street vehicle parking requirements are typically determined by type and size of the use. The zoning application refers to proposed single-family residential uses. Single family residential uses require a minimum of 1 parking space per dwelling unit, with no maximum.

ISSUE:

None

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current commercial zoning district.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (7-0) 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 requested “R-6” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

The requested “PUD” Planned Unit Development designation allows properties to be subdivided into lots with frontage along a private street or driveway, with no minimum lot size or building setback requirements. In exchange for these relaxed lot and development standards, the “PUD” designation limits residential density. The “R-6” district typically allows a maximum of 7 dwelling units per acre; however, “R-6 PUD” is limited to 5 dwelling units per acre. Properties with the “PUD” designation may not be developed unless a PUD Plan is approved by the Planning Commission.

3. Suitability as Presently Zoned:

The existing zoning may be appropriate for the subject property. Both the current and requested zoning districts are consistent with the North Sector Plan. The properties with frontage on Hardy Oak Boulevard all carry commercial zoning similar to the subject property’s current zoning. However, the subject property area does not have direct frontage on Hardy Oak Boulevard and is surrounded by “R-6 PUD” zoning on three sides.

4. Health, Safety and Welfare:

Staff has found no evidence of negative impacts on the public health, safety or welfare in relation to this zoning change request.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 4.49 acres in size and appears to be of sufficient size to accommodate the proposed residential development. If the zoning change request is approved, the subject property will accommodate a maximum of 22 dwelling units.

7. Other Factors:

The subject property is located within the Camp Bullis Awareness Zone/ Military Influence Area. In accordance with the signed Memorandum of Understanding between Fort Sam Houston and the City of San Antonio, zoning staff did not provide the Military with a copy of the rezoning request because the property is less than 10 acres in size and does not directly abut the military installation.

SAWS identifies the subject property as a Category 1 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 40% on the site.