



City of San Antonio

Agenda Memorandum

File Number: 15-4906

Agenda Item Number: Z-13.

Agenda Date: 10/15/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Zoning Case Z2015200 ERZD
(Associated Plan Amendment PA 15049)

SUMMARY:

Current Zoning: "OCL" Outside City Limits

Requested Zoning: "PUD R-6 AHOD ERZD" Planned Unit Development Single-Family Residential Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 1, 2015

Case Manager: Shepard Beamon, Planner

Property Owner: Fair Oaks Mosaic TBY, LLC (by Thomas Blake Yantis, Manager)

Applicant: Fair Oaks Mosaic TBY, LLC (by Thomas Blake Yantis, Manager)

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

Location: 5710 East Evans Road

Legal Description: 36.123 acres out of CB 4915 and CB 4917

Total Acreage: 36.123

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Planning Team

Applicable Agencies: San Antonio Water System; Northeast Independent School District

Property Details

Property History: Currently, the property is outside of city limits and has no zoning designation. The subject property’s zoning is contingent upon the upcoming annexation into the City of San Antonio.

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: North

Current Base Zoning: OCL

Current Land Uses: Vacant, Single-Family Residences

Direction: East

Current Base Zoning: OCL

Current Land Uses: Vacant

Direction: South

Current Base Zoning: OCL

Current Land Uses: Single-Family Residence, Vacant

Direction: West

Current Base Zoning: QD-S ERZD

Current Land Uses: Quarry District (Vulcan Materials)

Overlay and Special District Information: All surrounding properties carry the "ERZD" Edwards Recharge Zone District (upon annexation). 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: East Evans Road

Existing Character: Secondary Arterial Type A 86’

Proposed Changes: None.

Public Transit: There is no VIA route located near the subject property.

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

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning change request will result in the subject property being zoned “DR” Development Reserve which only allows single-family residential uses without “PUD” zoning.

FISCAL IMPACT:

None.

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 subject property is located within the North Sector Plan and is designated as Country Tier in the land use component of the plan. The requested "PUD R-6" 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 Suburban Tier. Staff and the Planning Commission recommended approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing "OCL" designation is appropriate for the surrounding area as it is currently outside of city limits.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

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

6. Size of Tract:

The 36.123 acre site is of sufficient size to accommodate the proposed purpose.

7. Other Factors:

San Antonio Water Systems (SAWS) staff recommends approval of the proposed zoning request. Should the City Council annex and zone the property, SAWS recommends impervious cover limitation not exceed 40% on the site.