



City of San Antonio

Legislation Details (With Text)

File #: 18-4309

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/17/2018

Title: ZONING CASE # Z2018201 ERZD (Council District 8): A request for a change in zoning from "MF-33 ERZD" Multi-Family Edwards Recharge Zone District and "MF-33 S ERZD" Multi-Family Edwards Recharge Zone District with Specific Use Authorization for a Wireless Communication System to "PUD MF-18 ERZD" Planned Unit Development Limited Density Multi-Family Edwards Recharge Zone District on 25.87 acres out of NCB 14616, located at 8406 Flanagan. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan, 3. SAWS Report

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2018201 ERZD

SUMMARY:

Current Zoning: "MF-33 ERZD" Multi-Family Edwards Recharge Zone District and "MF-33 S ERZD" Multi-Family Edwards Recharge Zone District with a Specific Use Authorization for a Wireless Communication System

Requested Zoning: "PUD MF-18 ERZD" Planned Unit Development Limited Density Multi-Family Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 17, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Skyhawk Vila De San Antonio LLC

Applicant: Andy Rodriguez

Representative: Brown & Ortiz, P.C.

Location: 8406 Flanagan

Legal Description: 25.87 acres out of NCB 14616

Total Acreage: 25.87

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: San Antonio Water System (SAWS)

Property Details

Property History: The property was annexed into the City of San Antonio and zoned Temporary "R-1" Single-Family Residence District by Ordinance 41426, dated December 26, 1972. The property was rezoned from Temporary "R-1" to "R-3" Multiple-Family Residence District by Ordinance 67479, dated July 7, 1988. The "R-3" converted to "MF-33" Multi-Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001. The southeastern portion of the property was rezoned from "MF-33" to "MF-33 S" Multi-Family District with Specific Use Authorization for a Wireless Communication System by Ordinance 2007-08-02-0843, dated August 2, 2007.

Topography: The subject property is within the Edwards Recharge Zone.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2, C-3, MF-25

Current Land Uses: Apartments, Retail Center, Vacant Lot

Direction: East

Current Base Zoning: R-6

Current Land Uses: Brandeis High School

Direction: South

Current Base Zoning: R-6

Current Land Uses: Stinson Middle School

Direction: West

Current Base Zoning: C-3

Current Land Uses: Sports Gym

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: Flanagan
Existing Character: Local Road
Proposed Changes: None Known

Thoroughfare: Skyhawk Drive
Existing Character: Local Road
Proposed Changes: None Known

Public Transit: There are no VIA routes within walking distance.

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: 1.5 per unit.

ISSUE:
None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero lot line dwelling, with a maximum density of 18 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools, plus college fraternity dwelling, off-campus school dormitory/housing are allowed within the “MF-33” District.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The subject property is not within a Regional Center or a Premium transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 “General Urban Tier” in the future land use component of the plan. The requested “MF-18” Limited Density Multi-Family base zoning district is 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 applicant proposes to develop the lot for 152 duplexes, for a total of 304 units. With the current “MF-33” and the size of the property, 644 units would be allowed. The request is a significant decrease in density, and is appropriate surrounding other residential uses.

3. Suitability as Presently Zoned:

The current “MF-33” base zoning district is appropriate for the subject property’s location. However, “MF-18” is less dense, and still appropriate.

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.

6. Size of Tract:

The subject property totals 25.87 acres in size, which reasonably accommodates the uses permitted in “MF-18” Limited Density Multi-Family District.

7. Other Factors:

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.

Based on the information provided to SAWS staff, 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 60% on the site.