



City of San Antonio

Legislation Details (With Text)

File #: 19-1339
Type: Zoning Case
In control: Zoning Commission
On agenda: 1/15/2019
Title: ZONING CASE # Z2018271 ERZD (Council District 8): A request for a change in zoning from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "MXD ERZD" Mixed Use Edwards Recharge Zone District on 5.75 acres out of NCB 14615, located at 8014 West Hausman Road. 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 Z2018271 ERZD

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

Requested Zoning: "MXD ERZD" Mixed Use Edwards Recharge Zone District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 15, 2019

Case Manager: Marco Hinojosa, Planner

Property Owner: R3G Real Estate-II, LLC

Applicant: R3G Real Estate-II, LLC

Representative: Kaufman & Killen, Inc.

Location: 8014 West Hausman Road

Legal Description: 5.75 acres out of NCB 14615

Total Acreage: 5.75

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Woller Creek

Applicable Agencies: San Antonio Water System

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1972 and was zoned Temp “R-1” Temporary Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous Temp “R-1” converted to the current “R-6” Residential Single-Family Residence District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3 PUD” and “C-2 PUD”

Current Land Uses: Vacant and UTSA Park West Athletics Complex

Direction: East

Current Base Zoning: “C-2”

Current Land Uses: Igo Library

Direction: South

Current Base Zoning: “R-6”

Current Land Uses: Brandeis High School

Direction: West

Current Base Zoning: “MF-33”

Current Land Uses: Multi-Family Dwellings

Overlay and Special District Information:

"ERZD"

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: Kyle Seale Parkway

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Thoroughfare: Hausman Road

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) may be required.

Parking Information: Dwelling- Minimum Vehicle Spaces: 1 per unit. Maximum Vehicle Spaces: 1.9 per unit.
Retail- Minimum Vehicle Spaces: 1 per 300 sf GFA. Maximum Vehicle Spaces: 1 per 200 GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district of “R-6”. These districts provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or a Premium Transit Corridor.

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 “Suburban Tier” in the future land use component of the plan. The requested “MXD” Mixed Use District 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.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is appropriate for the subject property’s location; however, a mixed use development offers diverse housing and retail options for nearby residents, and UTSA students.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the North Sector Plan.

North Sector Plan Relevant Goals and Objectives:

- Goal HOU-1: Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.
- HOU-1.1: Consider innovative allowances in zoning amendments that promote a variety of housing types in the North Sector and embrace flexible standards, including, but not limited to: zero lot lines, clustering of development, and density bonuses as per the Sector Land Use Plan.
- Goal HOU-2: High density housing is developed near post-secondary education facilities, principal and arterial transportation routes, and major employment areas.

6. Size of Tract:

The subject property totals 5.75 acres in size, which will reasonably accommodate the uses permitted in “MXD” Mixed Use District.

7. Other Factors:

The site plan states that residential uses will not exceed 25 units per acre.

Based on the information provided to SAWS staff, 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 65% on the site. Reference SAWS report dated September 26, 2018.