City of San Antonio

Legislation Details (With Text)

File #:	21-4287
Type:	Zoning Case
	In control: City Council A Session
On agenda:	6/17/2021
Title:	ZONING CASE Z-2021-10700080 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-2NA ERZD" Commercial Nonalcoholic Sales Edwards Recharge Zone District to "PUD R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District with a Reduced Perimeter Setback of 10-Feet, on 3.84 acres out of NCB 15841, generally located in the 12900 Block of Babcock Road. Staff and Zoning Commission recommend Approval.
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Map, 2. SAWS Report, 3. PUD Site Plan, 4. Zoning Minutes, 5. Draft Ordinance, 6. Metes and Bounds, 7. Ordinance 2021-06-17-0505

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:
Zoning Case Z2020-10700080 ERZD

SUMMARY:
Current Zoning: "C-2NA ERZD" Commercial Nonalcoholic Sales Edwards Recharge Zone District

Requested Zoning: "PUD R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District with a Reduced Perimeter Setback of 10-Feet

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: June 1, 2021

Case Manager: Joyce Palmer, Planner

Property Owner: Namami SAI, Limited Liability Company

Applicant: Emilie Weissler, Killen, Griffin, & Farrimond, PLLC

Representative: Emilie Weissler, Killen, Griffin, & Farrimond, PLLC

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Location: Generally located in the 12900 Block of Babcock Road

Legal Description: 3.84 acres out of NCB 15841

Total Acreage: 3.84

Notices Mailed
Owners of Property within 200 feet: 27
Registered Neighborhood Associations within 200 feet: Heights Of Carriage Hills HOA
Applicable Agencies: Planning Department

Property Details
Property History: The property was annexed by Ordinance 41426 on December 26, 1972 and zoned Temporary "R-1" Single-Family Residence District. The subject property was rezoned by Ordinance 88450, dated September 10, 1998, from Temporary "R-1" Single-Family Residence District to "B-2NA" Business, Non-Alcoholic Sales District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-2NA" Business, Non-Alcoholic Sales District converted to the current "C-2NA" Commercial Nonalcoholic Sales District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses
Direction: North
Current Base Zoning: "PUD R-6"
Current Land Uses: Open space

Direction: East
Current Base Zoning: "R-6"
Current Land Uses: Park

Direction: South
Current Base Zoning: "PUD R-6," "C-2NA"
Current Land Uses: Single-Family Residences, Office

Direction: West
Current Base Zoning: "PUD R-6"
Current Land Uses: Open space

Overlay and Special District Information:
"ERZD"
The "ERZD" Edwards Recharge Zone District 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: Babcock Road
Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance of 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: The parking requirement for a single-family dwelling is 1 space per unit.

ISSUE:
None.

ALTERNATIVES:
Current: The current zoning district designation of "C-2NA" is to accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.
C-2NA districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited

Proposed: The proposed zoning district designation of "PUD R-6" Planned Unit Development Residential Single-Family is designed to allow a single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is not within a Regional Center and is not within a premium transit corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend Approval.

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 currently designated as "Suburban Tier" in the land use component of the plan. The requested "PUD R-6" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:
Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. There is already "PUD R-6" Planned Unit Development Residential Single-Family established in the area along with "R-6" Residential Single-Family.

3. Suitability as Presently Zoned:
The existing "C-2NA" base zoning district is appropriate for the surrounding area. The proposed "PUD R-6" is also appropriate for the area and provides additional housing.

4. Health, Safety and Welfare:
Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:
The request does not appear to conflict with any public policy objective.

LU-1.3 Promote a variety of housing types, including apartments, lofts, condominiums, townhouses and single family attached and detached housing between Loop 1604 and Loop 410.

LU-6.5 Encourage development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods.

6. Size of Tract:
The 3.84 acre site is of sufficient size to accommodate the proposed "PUD R-6" development.

7. Other Factors:
The subject property is located within the Edwards Recharge Zone District. SAWS recommends 65% impervious cover.