



City of San Antonio

Agenda Memorandum

File Number:16-4611

Agenda Item Number: Z-11.

Agenda Date: 9/15/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2016185 ERZD

SUMMARY:

Current Zoning: "NP-10 ERZD" Neighborhood Preservation Edwards Recharge Zone District and "R-20" Residential Single-Family District

Requested Zoning: "PUD R-20" Planned Unit Development Residential Single-Family District and "PUD R-20 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 16, 2016

Case Manager: Ernest Brown, Planner

Property Owner: Matiraan, Ltd., Randall House

Applicant: Matt Johnson, P.E. - Pape Dawson Engineers, Inc.

Representative: Matt Johnson, P.E. - Pape Dawson Engineers, Inc.

Location: 15832 Jones Maltsberger Road

Legal Description: 5.99 Acres out of NCB 17194

Total Acreage: 5.99

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: SAWS

Property Details

Property History: The subject property was annexed in 1994 and zoned Temporary “R-1” Single-Family Residence District and Temporary “R-1 ERZD” Single-Family Residence District. In 1995 it was rezoned to “R-8” Large Lot Residence District and “R-A ERZD” Residential-Agriculture Edwards Recharge Zoning District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “R-20” Residential Single-Family District and “NP-10 ERZD Neighborhood Preservation Edwards Recharge Zone District. The subject property is not platted in its current configuration. It is vacant and undeveloped.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6, R-20 PUD ERZD, NP-10 ERZD

Current Land Uses: Vacant, Single-Family Residence

Direction: East, South

Current Base Zoning: R-20, R-5

Current Land Uses: Vacant, Single-Family Residence

Direction: West

Current Base Zoning: MF-33, R-6

Current Land Uses: Church, Vacant, Single-Family Residence

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Most 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: Jones Maltsberger Road

Existing Character: Secondary Arterial, Type A

Proposed Changes: None known

Public Transit: There are no VIA bus line 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 the type of use and building size. The zoning application refers to Single-Family Residential.

Minimum Parking Requirement: 1 per unit;

Maximum Parking Requirement: NA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (7-1) 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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as Parks/Open Space in the future land use component of the plan. The proposed “PUD R-20” base zoning district is consistent with the adopted land use designation as all residential districts are consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The existing base zoning “R-20” and “NP-10” are consistent with the surrounding base zoning district.

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 request does meet the San Antonio International Airport Vicinity Land Use Plan goal to maintain large lot residential estates north of airport.

6. Size of Tract:

The subject property measures a 5.99 acre tract and is sufficient to accommodate the proposed Residential Single-Family subdivision development and parking requirements.

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.

The SAWS Report has classified the subject property as Category 2. SAWS staff recommends approval of the zoning request with an impervious cover limitation of 30%.