City of San Antonio

Agenda Memorandum

File Number: 19-1798

Agenda Item Number: 4.

Agenda Date: 2/5/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:
Zoning Case Z-2018-900051 ERZD

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

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 5, 2019. This case is continued from the January 15, 2019 hearing.

Case Manager: Marco Hinojosa, Planner

Property Owner: Christine Kiesel

Applicant: Austin Hagauer

Representative: Brown & Ortiz, P.C.

Location: 12735 Woller Road

Legal Description: 9.490 acres out of NCB 14615

Total Acreage: 9.490

Notices Mailed
Owners of Property within 200 feet: 42
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: "RM-4"
Current Land Uses: Single-Family Residences

Direction: East
Current Base Zoning: "R-4" & "R-6"
Current Land Uses: Single-Family Residences

Direction: South
Current Base Zoning: "R-6"
Current Land Uses: Single-Family Residence

Direction: West
Current Base Zoning: "R-6"
Current Land Uses: Brandeis High School

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: Woller Road
Existing Character: Local Road
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) is required. The traffic generated by the proposed development exceeds the threshold requirements.

Parking Information: The minimum parking requirement for a multi-family development is 1.5 spaces per unit.

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 "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.

3. Suitability as Presently Zoned:
The current "R-6" base zoning district is appropriate for the subject property's location; however, a multi-family complex offers diverse housing 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 9.490 acres in size, which reasonably accommodate a multi-family development

7. Other Factors:

The site plan consists of eighty-four (84) dwelling units.

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 2 property. SAWS staff recommends approval of the zoning request, provided that the impervious cover shall not exceed 50% on the site. Reference SAWS report dated January 8, 2019.