



City of San Antonio

Agenda Memorandum

File Number: 14-2532

Agenda Item Number: Z-19.

Agenda Date: 11/6/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:

Zoning Case Z2014120 ERZD

SUMMARY:

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

Requested Zoning: "MF-18 ERZD" Multi-Family Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 07, 2014

Case Manager: Krystin Ramirez, Planner

Property Owner: James and Sue Ann May Revocable Living Trust

Applicant: Arredondo Interests (Jerry Arredondo)

Representative: Arredondo Interests (Jerry Arredondo)

Location: 8130 West Hausman Road

Legal Description: Lot P-8 B, NCB 14615

Total Acreage: 8.357

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Plan - 41

Applicable Agencies: San Antonio Water System

Property Details

Property History: The subject property was annexed in 1971 and originally zoned “Temp R-1” Temporary Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District. The subject property is currently undeveloped and unplatted.

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

Adjacent Zoning and Land Uses

Direction: North, Northeast and Northwest

Current Base Zoning: “C-3 ERZD”

Current Land Uses: Hospital, professional office and vacant land

Direction: West and Southwest

Current Base Zoning: “C-2 ERZD” and “MF-33 ERZD”

Current Land Uses: Vacant land, business warehouse and foodmart

Direction: South

Current Base Zoning: “I-2”, “I-1”, “R-4” and “MF-33”

Current Land Uses: Restaurant, apartments and boystown

Direction: East and Southeast

Current Base Zoning: “R-6 ERZD”

Current Land Uses: Single-family residential and Brandeis High School

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: West Hausman Road

Existing Character: Secondary Arterial Type A; one lane in each direction

Proposed Changes: None known

Public Transit: VIA bus route 660 operates on Loop 1604 Access Road.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Off-street vehicle parking requirements are determined by type of use and building size. The Traffic Impact Analysis refers to an assisted living or elderly home.

Assisted Living or Elderly Home - Minimum Parking Requirement: 0.3 per room; Maximum Parking Requirement: 1 per room.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the existing “R-6” zoning designation.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (8-0) 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 designated as Suburban Tier in the future land use component of the plan. The requested zoning is consistent with the future land use designation and is noted as a related zoning district. A multi-family designation is appropriate on Secondary Arterial Type A and near commercial uses.

2. Adverse Impacts on Neighboring Lands:

Staff and San Antonio Water System find no likely adverse impacts on neighboring lands. The density of this development is best located along major arterials and thoroughfares, such as West Hausman Road.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is not consistent with the surrounding land uses. An assisted living facility is more appropriate for the subject property and its location along a Secondary Arterial Type A.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare on the surrounding community, on condition that the SAWS recommendations are adhered to.

5. Public Policy:

The requested zoning change does not appear to conflict with any public policy objectives.

6. Size of Tract:

The subject property totals 8.357 acres in size, which reasonably accommodates the uses permitted in “MF-18” zoning district, required parking, and development standards such as building setbacks and landscape buffers.

7. Other Factors:

SAWS identifies the subject property as a Category 2 property. Therefore, prior to the release of any building permits the owner/operator shall submit an Aquifer Protection Plan to the Aquifer Protection & Evaluation Section of the San Antonio Water System. The applicant should enforce and abide the environmental recommendations and general recommendations set forth in the interdepartmental correspondence sheet issued by SAWS on August 27, 2014.