



City of San Antonio

Agenda Memorandum

Agenda Date: January 26, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

PLAN AMENDMENT CASE PA-2021-11600119
(Associated Zoning Case Z-2021-10700348)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: Suburban Tier

Proposed Land Use Category: General Urban Tier

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 26, 2022

Case Manager: Despina Matzakos, Planner

Property Owner: Reyes Properties, Ltd.

Applicant: Dimension Investments, LLC

Representative: Killen, Griffin & Farmind, PLLC

Location: 11041 South Hausman Road

Legal Description: Lot 8, Block 13, NCB 14614

Total Acreage: 1.27 acres

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: South Hausman Road

Existing Character: Local

Proposed Changes: None

Thoroughfare: Prue Road

Existing Character: Secondary Arterial A

Proposed Changes: None

Public Transit: There is one VIA bus route within proximity to the property.

Routes Served: G8VV + JH

ISSUE: None.

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Goals:

- Goal HOU-1 Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.
- Goal HOU-2 High density housing is developed near post secondary education facilities, principal and arterial transportation routes, and major employment areas.
- Goal LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.
- Goal LU-3 Higher density/intensity tiers are recommended adjacent or proximate to activity centers.

Comprehensive Land Use Categories

Land Use Category: Suburban Tier

Description of Land Use Category:

- **RESIDENTIAL:** Low to Medium Density Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums
- **NON-RESIDENTIAL:** Neighborhood and Community Commercial Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate
- **LOCATION:** Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly

Permitted Zoning Districts: NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD

Land Use Category: General Urban Tier

Description of Land Use Category:

- **RESIDENTIAL:** Medium to High Density Generally: Small tract detached Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums)
- **NON-RESIDENTIAL:** Community Commercial Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate
- **LOCATION:** Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

Permitted Zoning Districts: R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

Land Use Overview

Subject Property

Future Land Use Classification: Suburban Tier

Current Land Use Classification: Empty Lot

Direction: North

Future Land Use Classification: Suburban Tier

Current Land Use Classification: Apartment Complex

Direction: East

Future Land Use Classification: Suburban Tier

Current Land Use Classification: Single-Family Residential Home

Direction: South

Future Land Use Classification: Community Commercial, Public Institutional

Current Land Use Classification: UZROW, Drugstore, Nursery

Direction: West

Future Land Use Classification: Suburban Tier

Current Land Use Classification: Parking Lot at rear of Gas Station and Restaurant

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

1. Recommend Approval.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The applicant seeks a Plan Amendment to "General Urban Tier" to rezone to "MF-33" Multi-Family District. The "General Urban Tier" is not consistent with the surrounding land use classification, which is largely "Suburban Tier" along the Northern portion of Prue Road. The applicant seeks "General Urban Tier" to be permitted to construct a higher density apartment complex. The existing "Suburban Tier" would allow the applicant to rezone to "MF-18" Limited Density Multi-Family District, which would permit the construction of a lower density apartment complex. The existing land use designation as "Suburban Tier" is appropriate for the property and will maintain the neighborhood's current character.

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning: "C-3NA" General Commercial Nonalcoholic Sales District

Proposed Zoning: "MF-33" Multi-Family District

Zoning Commission Hearing Date: February 1, 2022