



City of San Antonio

Agenda Memorandum

Agenda Date: February 1, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

Zoning Case Z-2021-10700348

(Associated Plan Amendment PA-2021-11600119)

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 1, 2022

Case Manager: Despina Matzakos, Planner

Property Owner: Reyes Properties, Ltd.

Applicant: Dimension Investments, LLC

Representative: Killen, Griffin & Farrimond, 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

Property Details

Property History: The property was annexed into the City of San Antonio on December 30, 1993, by Ordinance 79039 and originally zoned Temporary “R-1” Single-Family Residence District. The property rezoned under Ordinance 80810, dated September 22, 1994, to from Temporary “R-1” Single-Family Residence District to “B-2” Business District. The property rezoned under Ordinance 90547, dated September 23, from “B-2” Business District to “B-3 NA” Business Non-Alcoholic Sales District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B-3 NA” Business Non-Alcoholic Sales District converted to the current “C-3 NA” General Commercial Nonalcoholic Sales District.

Topography: A portion of subject property is located with the Aquifer Artesian Zone and Leon Creek Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2, MF-33

Current Land Uses: Apartment Complex

Direction: South

Current Base Zoning: C-3

Current Land Uses: UZROW, Drugstore, Nursery

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential Home

Direction: West

Current Base Zoning: C-2, C-3, C-3NA

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

Overlay District Information:

None

Special District Information:

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

Traffic Impact: PRUE RD - City of San Antonio ROW identified on the City's Major Thoroughfare Plan as Secondary Arterial TYPE A (86' ROW - 43' from centerline; 48' of pavement - 24' from centerline). ROW dedication and pavement construction may be required. Bike facilities are required on all collector roadways and above per Table 506-3, note 5. Preliminary – Prior to submittal at time of building permit and/or plat site plan will be required. All Substandard Street improvements can be reviewed as part of the associated plat, the option of submitting an SIP is also available which will be required at time of Building permit.

Parking Information: The minimum parking requirement is 1.5 spaces per unit.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: “C-3NA” General Commercial Nonalcoholic Sales Districts are identical to C-3 districts except that the sale of alcoholic beverages is prohibited. General Commercial Districts allow for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

Proposed Zoning: “MF-33” Multi-Family Districts allows multi-family to a density of 33 units per acre.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The subject property is not within proximity to a premium transit corridor and is not within proximity to a regional center.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternate Recommendation of “MF-18” Limited Density Multi-Family District.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

- 1. Consistency:** The subject 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-33” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to General Urban Tier. Staff recommends Denial. Planning Commission recommends Approval.
- 2. Adverse Impacts on Neighboring Lands:** Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area. Surrounding properties are primarily “C-2” Commercial, “C-3” General Commercial, and “R-6” Single-Family Residential Districts. The “MF-18” Limited Density Multi-Family zoning, which is permitted within the current land use designation, would allow the construction of a lower density apartment complex that better matches the neighborhood’s existing character.
- 3. Suitability as Presently Zoned:** The existing “C-3NA” General Commercial Nonalcoholic Sales District is an appropriate zoning for the property and surrounding area. The proposed “MF-33” Multi-Family District is not an appropriate zoning for the property and surrounding area.
- 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/does not appear to conflict with any public policy objective.

Relevant Goals and Policies North Sector Plan may include:

- 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.

- 6. Size of Tract:** The 1.27-acre site is of sufficient size to accommodate the proposed residential development.
- 7. Other Factors:** The applicant seeks to construct a multi-family development of approximately 40 units.