



City of San Antonio

Legislation Details (With Text)

File #: 20-4217
Type: Zoning Case
In control: Zoning Commission
On agenda: 7/21/2020
Title: ZONING CASE Z-2020-10700042 ERZD (Council District 8): A request for a change in zoning from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "MXD ERZD" Mixed Use Edwards Recharge Zone District on Lot 1, NCB 17462; Lot 4, NCB 14614; and 0.353 acres out of CB 4528, located at 12400 South Hausman Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600010) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Map, 2. SAWS Report, 3. Site Plan

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z-2020-10700042
(Associated Plan Amendment PA 2020-11600010)

SUMMARY:

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

Requested Zoning: "MXD ERZD" Mixed Use Edwards Recharge Zone District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 21, 2020

Case Manager: Michael Pepe, Planner

Property Owner: Susan Kay Evers and Denise Gail Evers

Applicant: AD Acquisitions, LLC

Representative: Brown & Ortiz, PC

Location: 12400 South Hausman Road

Legal Description: Lot 1, NCB 17462; Lot 4, NCB 14614; and 0.353 acres out of CB 4528

Total Acreage: 9.392

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Fieldstone Homeowners Association

Applicable Agencies: None

Property Details

Property History: The property was annexed into San Antonio Limits by Ordinance 41426, dated December 26, 1972 as "Temp R-1". Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "Temp R-1" Residence District converted to "R-6" Single-Family Residential District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3", "R-6"

Current Land Uses: Athletic Complex, Stadium, Parking lot

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single Family Subdivision

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Drainage easement

Direction: West

Current Base Zoning: "C-1", "C-2NA"

Current Land Uses: Multifamily Residential

Overlay and Special District Information:

"AHOD"

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.

"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: Hausman

Existing Character: Local

Proposed Changes: None

Thoroughfare: Champions Gate

Existing Character: Collector

Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance.

Routes Served: 660

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

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

ISSUE:

None.

ALTERNATIVES:

Current: The existing “R-6” allows Single-family dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed:

The requested “MXD” District would allow the “C-2” and “MF-25” uses listed above, but in accordance with the submitted site plan.

The “C-2” Commercial Districts permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

“MF-25” districts permit Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 18 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools, college fraternity dwelling, off-campus school dormitory/housing, at a maximum density of 25 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a regional center nor is it located within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 currently designated as “Suburban Tier” in the future land use component of the plan. The requested “MXD” is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “General Urban Tier”. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed “MXD” development would act as buffer to the highway and athletic complex uses to the north, while itself being buffered by a landscape easement.

3. Suitability as Presently Zoned:

The current “R-6” is not an appropriate zoning for the property near large sports facilities and major highways, where it could currently be developed as single family residential. The requested “MXD” with “MF-25” and “C-2” uses is a more appropriate zoning for the property and the surrounding area while allowing the applicant to add a diversity of housing and retail options.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the North Sector Plan:

Goal HOU-1 Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.

HOU-1.2 Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.

HOU-2.3 Utilize High Density Residential as a buffer between principal and arterial roadways / non-residential (i.e. office, retail, commercial uses) and lower density residential housing.

HOU-2.4 Consider the use of High Density Residential along the periphery of concentrated employment areas to foster a compatible land use transition between single family detached/attached residential neighborhoods and concentrated locations of non-residential uses.

LU-3.2 Integrate mixed use areas vertically as well as horizontally, allowing for differing uses within the same building, as well as within the same project area.

San Antonio Tomorrow Comprehensive Plan Goals:

Housing Goal 2 - A variety of housing types (single-family detached, single-family attached, multifamily, as

well as ownership and rental opportunities) is available at a variety of price and rent levels.

Growth and City Form Goal 4 - Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.

6. Size of Tract:

The subject property is 9.392 acres, which could reasonably the requested commercial and multifamily uses.

7. Other Factors:

The applicant intends to develop a mixed use development, subject to an “MXD” site plan.