



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-1783

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 3/8/2017

**Title:** PLAN AMENDMENT # 17028 (Council District 2): A request by Louis Bernardy for approval of a resolution to amend the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" to "Mixed Use" on Lots 8 through 12, Block 12, NCB 1309; Lots 15 through 34, Block 13, NCB 1344, and Lots 13 through 20 and 22 through 25, Block 14, NCB 1328, located at multiple properties generally bounded by Burleson Street to the north, Hays Street to the south, Hudson Street to the west, and North Walters Street to the east. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, Erica.Greene@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017082)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PA 17028 Adopted and Proposed LU Maps, 2. PA 17028 Aerial Map, 3. PC Resolution- PA 17028

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

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 17028  
(Associated Zoning Case Z2017082)

**SUMMARY:**

**Comprehensive Plan Component:** Arena District/ Eastside Community Plan

**Plan Adoption Date:** December 4, 2003

**Current Land Use Category:** Medium Density Residential

**Proposed Land Use Category:** Mixed Use

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** March 8, 2017

**Case Manager:** Erica Greene, Planner

**Property Owner:** San Antonio Housing Authority

**Applicant:** McCormack Baron Salazar Development Inc.

**Representative:** Louis Bernardy

**Location:** Multiple properties generally bound by Burleson Street to the north, Hays Street to the south, Hudson Street to the west, and North Walters Street to the east

**Legal Description:** Lots 8 through 12, Block 12, NCB 1309; Lots 15 through 34, Block 13, NCB 1344, and Lots 13 through 20 and 22 through 25, Block 14, NCB 1328

**Total Acreage:** 4.79 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 32

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Burleson Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Hays Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Hudson Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** North Walters Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:**

The nearest VIA bus route is #9 within walking distance of the subject property.

**ISSUE:**

**Plan Adoption Date:** December 4, 2003

**Update History:** December 4, 2008

Goal: Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment.

**Comprehensive Land Use Categories**

**Medium Density Residential:** Medium Density Residential includes small lot single-family development, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. Exhibiting a medium

density, this category provides for a diversity of residential development while still maintaining an overall urban residential character. Typically, Low Density Residential uses are found within this classification, and should be located in the center of the neighborhood, with Medium Density Residential being located at the edges of the neighborhood.

**Example Zoning Districts:**

R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6

**Comprehensive Land Use Categories**

**Mixed Use:** Mixed Use provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian oriented environment where people can enjoy a wide range of fulfilling experiences in one place. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node. Mixed Use should be located at the intersection of a collector and arterial street, two arterial streets, or where an existing commercial area has been established. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Mixed use evolves from surface parking for cars to a multi-modal transportation system relying on transit, centralized parking, pedestrian linkages, and an option for light rail transit service. Buffer yards provide a landscaped separation between residential and commercial uses, and for all off-street parking areas and vehicle uses areas. Mixed Uses include those in the Commercial and Residential categories and including low, mid and high-rise office buildings and hotels. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small storefront retail establishment (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retails shops, hair salons, day care, drug stores, etc.) and residential uses (live/work units, small apartment buildings, townhomes, etc.) A Mixed Use Town Center provides a central civic function with mixed uses incorporated into the peripheral development. A special district should be implemented to provide design standards for Mixed Use development.

**Example Zoning Districts:**

MXD, TOD, NC, C-1, C-2, O-1, O-2, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, MF-50

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Medium Density Residential

**Current Use**

Vacant Lot

North

**Future Land Use Classification**

Medium Density Residential

**Current Use**

Residential Single-Family

East

**Future Land Use Classification**

Medium Density Residential

**Current Use**

Residential Single-Family

South

**Future Land Use Classification**

Mixed Use

**Current Use**

Multi-Family Housing

West

**Future Land Use Classification**

Mixed Use

**Current Use**

Multi-Family Housing

**LAND USE ANALYSIS:**

The applicant requests this plan amendment and associated zoning change for multi-family housing on the subject property. The subject property is the final phase of the Wheatley Courts Redevelopment Master Plan. The proposed amendment to Mixed Use will not significantly alter the land use pattern and character of the immediate area. The Mixed Use land use supports the Arena District/ Eastside Community Plan goal to protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the Arena District/ Eastside Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

None

**RECOMMENDATION:**

Staff recommends Approval. The proposed amendment to Mixed Use land use will not significantly alter the land use pattern or character of the immediate area. The proposed change is compatible with the existing pattern of development.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2017082

Current Zoning: "MF-33 EP-1 AHOD" Multi-Family Facility Parking/Traffic Control Overlay Airport Hazard Overlay District

Proposed Zoning: "IDZ EP-1 AHOD" Infill Development Zone Facility Parking/Traffic Control Overlay Airport Hazard Overlay District for 119 Multi-Family units

Zoning Commission Hearing Date: March 21, 2017