



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-4733

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 8/20/2020

**Title:** PLAN AMENDMENT CASE PA-2019-11600010 (Council District 8): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" to "General Urban Tier" on Lot 1, NCB 17462; Lot 4, NCB 14614; and 0.353 acres out of CB 4528, located at 12400 South Hausman Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700042)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Metes and Bounds

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

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

**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:** July 8, 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

**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

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 5, 2010

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.

### **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

**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

**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:**

Vacant

Direction: North

#### **Future Land Use Classification:**

“Civic Center”

#### **Current Land Use Classification:**

Athletic Complex, Stadium

Direction: East

#### **Future Land Use Classification:**

“Natural Tier”

#### **Current Land Use Classification:**

Vacant

Direction: South

#### **Future Land Use Classification:**

“Nautral Tier”, “Suburban Tier”

#### **Current Land Use Classification:**

Vacant easement, Single family subdivision

Direction: West

#### **Future Land Use Classification:**

“Suburban Tier”

**Current Land Use Classification:**

Multifamily Apartments

**FISCAL IMPACT:**

None

**Proximity to Regional Center/Premium Transit Corridor**

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

**RECOMMENDATION:** Staff and Planning Commission (9-0) recommend Approval.

The request to amend a large block in its entirety is an appropriate placement of “General Urban Tier” with access to Loop 1604 and larger roadways, while remaining separate from the residential neighborhood. The proposed “General Urban Tier” is more appropriate in proximity to the freeway and the athletic complex and stadiums. Further, the proposed multifamily component within “General Urban Tier” allows for additional housing within walking distance of large schools.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the North Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2020-10700042**

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

Proposed Zoning: “MXD ERZD” Mixed Use Edwards Recharge Zone District

Zoning Commission Hearing Date: July 21, 2020