



City of San Antonio

Legislation Details (With Text)

File #: 16-1929

Type: Plan Amendment

In control: City Council A Session

On agenda: 8/4/2016

Title: PLAN AMENDMENT # 16027 (Council District 2): An Ordinance amending the future land use plan contained in the Dignowity Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 1.65 acres out of NCB 531 located at 901 North Pine, 914 North Olive, and 918 and North Olive from "Public/Institutional" and "Low Density Residential" to "Low Density Mixed-Use." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016091)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps- PA_16027, 2. Aerial-PA_16027, 3. PA 16027 Signed Resolution, 4. 16-1929 PA 16027_Draft Ordinance, 5. Ordinance 2016-08-04-0564

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 16027
(Associated Zoning Case Z2016091)

SUMMARY:

Comprehensive Plan Component: Dignowity Hill Neighborhood Plan

Plan Adoption Date: December 3, 2009

Current Land Use Category: Public/Institutional and Low Density Residential

Proposed Land Use Category: Low Density Mixed-Use

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 10, 2016

Case Manager: Shepard Beamon, Planner

Property Owner: K/T TX Holdings, LLC

Applicant: K/T TX Holdings, LLC

Representative: John Cooley

Location: 901 North Pine, 914 and 918 North Olive

Legal Description: 1.65 acres of land out of NCB 531

Total Acreage: 1.65

Notices Mailed

Owners of Property within 200 feet: 44

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: North Olive Street

Existing Character: Local Street

Proposed Changes: None.

Thoroughfare: North Pine Street

Existing Character: Local Street

Proposed Changes: None.

Public Transit: VIA Bus Routes 22 and 222 stop near the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Dignowity Hill Neighborhood Plan

Plan Adoption Date: December 3, 2009

Plan Goals:

Goal 8: Increase homeownership through infill development and housing rehabilitation Goal 9: Well maintained and diverse housing stock

Comprehensive Land Use Categories

Land Use Category: Low Density Residential

Description of Land Use Category: Low Density Residential Development includes Single-Family Residential Development on individual lots. The Dignowity Hill Neighborhood has a unique history showcased through the housing stock. The neighborhood encourages property owners to preserve the original housing stock whenever possible. It is recommended that all infill housing match existing housing in character, lot layout, and size.

The neighborhood has varying densities included within the low density residential land use area. In recognition of these existing multifamily uses, attached or detached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. It is also recommended that structures built as multifamily housing continue its multifamily use, even when located within the low density residential areas. If a structure was built as a single-family use and was later converted into a multifamily structure, it is recommended that the structure return to a single-family use.

This form of development should be located away from major arterials, and may include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood

access.

Pre-existing commercial buildings 3,000 square feet or less located at the corners of residential streets may be used for neighborhood commercial purposes.

Permitted Zoning Districts: R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6

Comprehensive Land Use Categories

Land Use Category: Public/Institutional

Description of Land Use Category: Public Institutional uses include public, quasi-public, and institutional uses that facilitate the containment or delivery of local, state, or national governmental or non-profit services. Examples include post offices, libraries, schools, fire stations, churches, community gathering facilities, etc. The ideal location for these services include where they currently reside, as well as along major arterials or collectors or where they meet the future needs of neighborhood residents.

Permitted Zoning Districts: Varies

Comprehensive Land Use Categories

Land Use Category: Low Density Mixed-Use

Description of Land Use Category: Low Density Mixed Use includes a mix of low intensity residential and commercial uses either on adjacent lots or integrated in one structure. The mix of uses within a block or building is to promote walkability and thus all mixed use developments should be designed for the pedestrian in mind. Compatibility between commercial and residential uses is recommended. Monument signs, shared parking located in back or to the rear of the structure, and limited curb cuts are encouraged.

Permitted Zoning Districts: R-3, R-4, R-5, R-6, RM- 4, RM-5, RM-6, MF-18, MF-25, NC, C-1, C-2P, IDZ, TOD, MXD, FBZD, & O-1

Land Use Overview

Subject Property

Future Land Use Classification

Public/Institutional, Low Density Residential

Current Use

Vacant Lot, Office, Church

North

Future Land Use Classification

Low Density Residential, Public/Institutional, High Density Residential

Current Use

Single-Family Residences, Multi-Family Residences, Community Center

East

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences

South

Future Land Use Classification

Low Density Residential, Parks/Open Space

Current Use

Single-Family Residences, Park

West

Future Land Use Classification

Low Density Residential

Current Use

Vacant Lot, Single-Family Residence

Land Use Analysis

The current land use designation, under the Dignowity Hill Neighborhood Plan, is Low Density Residential and Public/Institutional, which are both suitable for the subject property. However, this plan amendment and associated rezoning are being requested for the development and improvement of the subject property as higher density, mixed infill development. The requested "IDZ" Infill Development Zone is permitted under Low Density Mixed Use land use designation. The requested Low Density Mixed Use land use designation is appropriate as the property is primarily surrounded by residential uses, which are permitted under this designation. The existing structures on the property have suffered fire damage and the property has been dormant since 2013. The requested land use classification will allow for the proposed development of 14 single-family homes, four live-work units, and the repurposing of the existing church annex and supports the Dignowity Hill Neighborhood Plan's objective of discouraging vacant lots and encouraging infill.

ALTERNATIVES:

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

FISCAL IMPACT:

None.

RECOMMENDATION: Staff recommends Approval. The requested land use change will allow the development of 14 single-family homes, four live-work units, and mixed residential/commercial uses and will not have any significant negative impact on the surrounding land. The requested land use change will also assist in decreasing the number of vacant lots and housing through the marketing of properties for infill housing.

PLANNING COMMISSION RECOMMENDATION: Approval (8-0).

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016091

Current Zoning: "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District

Proposed Zoning: "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for Single-Family Homes, Live/Work units not to exceed 16 units/acre and uses permitted in "NC" Neighborhood Commercial District

Zoning Commission Hearing Date: February 16, 2016