



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-6448

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 11/28/2018

**Title:** PLAN AMENDMENT CASE # PA-2018-900012 (Council District 2): A request by Brown & Ortiz P.C., representative, for approval of a resolution of the Downtown Plan, to allow a text amendment to “G. Denver Heights” to allow for uses consistent with up to 25 units per acre on Lot 22, the south 50 feet of the west 23.6 feet of Lot 23, the east 27.8 feet of Lot 23, and the south 50 feet of Lot 24, Block 2, NCB 1406, located at 115 Gravel Street and 618 S Pine. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-9000013)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use Map, 2. Draft Resolution

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment ZONING-PA-2018-900012  
(Associated Zoning Case Z-2018-900013)

**SUMMARY:**

**Comprehensive Plan Component:** Downtown Plan

**Plan Adoption Date:** May 13, 1999

**Plan Update History:** None

**Current Land Use Category:** “Residential”

**Proposed Text Amendment:** To amend the Downtown Plan to allow a text amendment to “G. Denver Heights” to allow for uses consistent with up to 25 units per acre

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** November 28, 2018

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** Gilley Properties International, LLC

**Applicant:** Gilley Mendoza

**Representative:** Brown & Ortiz, P.C.

**Location:** 115 Gravel Street and 618 Pine Street

**Legal Description:** S 50 FT of W 23.6 FT of LOT 23, S 50 FT of Lot 24, Lot 22, and E 27.8 FT OF 23, BLK 2, NCB 1406

**Total Acreage:** 0.2817

**Notices Mailed**

**Owners of Property within 200 feet:** 54

**Registered Neighborhood Associations within 200 feet:** Denver Heights

**Applicable Agencies:** Planning Department

**Transportation**

**Thoroughfare:** Pine

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Thoroughfare:** Gravel

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Public Transit:** VIA route 26 is within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Downtown Plan

**Plan Adoption Date:** May 13, 1999

**Update History:** None

**Plan Goals:** Create urban neighborhoods and increase the number of residents living downtown. Encourage affordable housing for a wider range of people and create new housing incentives

**Comprehensive Land Use Categories**

**Land Use Category:** Residential

**Description of Land Use Category:** Residential uses include single family, multifamily and mixed use activities. In the area shown there are approximately 17,200 residents (Appendix A). There are a number of mixed use and mid-rise residential buildings in the center of downtown along the River Walk, Houston Street, Broadway and St. Mary's Street. Historic neighborhood districts include King William to the south (which has warehouse lofts) and Dignowity Hill to the east. Public housing is currently found predominantly in south downtown at the Victoria Courts site which is pending redevelopment (public or private) based on feasibility results.

**Permitted Zoning Districts:** NA

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Residential

**Current Land Use Classification:**

Vacant Lot

Direction: North

**Future Land Use Classification:**

Residential

**Current Land Use Classification:**

Single-Family Residences

Direction: East

**Future Land Use Classification:**

Residential, Medium Density

**Current Land Use Classification:**

Vacant Lots, Single-Family Residences

Direction: South

**Future Land Use Classification:**

Residential, Medium Density

**Current Land Use Classification:**

Single-Family Residences, Church, Vacant Lots

Direction: West

**Future Land Use Classification:**

Residential

**Current Land Use:**

Single-Family Residences, Vacant Lots

**FISCAL IMPACT:**

None.

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

The subject property is not within a Regional Center, nor a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The Applicant is seeking a text amendment to allow for 7 residential units. Section G of the land use plan currently reads as “Single family housing at a maximum density of 8 units per gross acre; continuation of infill and housing rehabilitation development to maintain existing neighborhood character”. This density would only allow for 2 units across the 3 lots. Allowing the change in text to allow for uses consistent with up to 25 units per acre on the subject property would give the applicant the requested 7 units the applicant is proposing.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Downtown Plan, as presented above.

2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2018-900013**

Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District

Zoning Commission Hearing Date: December 4, 2018