



City of San Antonio

Legislation Details (With Text)

File #: 17-4019

Type: Plan Amendment

In control: Planning Commission

On agenda: 7/12/2017

Title: PLAN AMENDMENT CASE # 17058 (Council District 2): A request by Nicolas Rivard for approval of a resolution to amend the Dignowity Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Low Density Mixed Use" on Lots 4, 5, 6 and 7, located at 113, 115, and 119 Arthur Street. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017183)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Aerial Map, 2. Proposed LU Maps, 3. 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 17058
(Associated Zoning Case Z2017183)

SUMMARY:

Comprehensive Plan Component: Dignowity Hill Neighborhood Plan

Plan Adoption Date: December 3, 2009

Plan Update History: None

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Low Density Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 12, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: Peppergrass Group, LLC Nicolas Rivard, Managing Member

Applicant: Nicolas Rivard

Representative: Nicolas Rivard

Location: 113, 115, and 119 Arthur Street

Legal Description: Lot 4, 5, 6, & 7, Block C, NCB 1349

Total Acreage: 0.406

Notices Mailed

Owners of Property within 200 feet: 39

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Applicable Agencies: Office of Historic Preservation

Transportation

Thoroughfare: Arthur Street

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Logan Street

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: Via route 22 is within walking distance from the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Dignowity Hill Neighborhood Plan

Plan Adoption Date: December 3, 2009

Update History: None

Plan Goals: 10- Preserve the unique historic character of Dignowity Hill

8- Increase homeownership through infill development and housing rehabilitation

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

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:

Low Density Residential

Current Land Use Classification:

Vacant Structures

Direction: North

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residences, Duplex, Vacant Lot and Sheds

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residences

Direction: South

Future Land Use Classification:

Low Density Residential and Neighborhood Commercial

Current Land Use Classification:

Single-Family Residences, Duplex and Triplex

Direction: West

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residences

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a regional center, but is within a ½ mile of the North New Braunfels Avenue Premium Corridor.

STAFF ANALYSIS AND RECOMMENDATION: Staff recommends Approval.

The applicant is proposing residential units, artist studios, and an art gallery. One of the structures currently presents a safety hazard and will be demolished, however, the remaining two structures will be adaptively reused and preserved. Allowing the requested “Low Density Mixed Use” land use classification and “IDZ” Infill Development Zone District would bring the properties zoning and land use into alignment. The “Low Density Mixed Use” category is intended to promote low intensity residential and commercial uses to promote walkability. This mixed use project is surrounded by residential uses and is within close proximity of the North New Braunfels Avenue Premium Corridor, and the Arts and Entertainment District. The change to “Low Density Mixed Use” is within vision of the Dignowity Hill Neighborhood Plan to Preserve the character of Dignowity Hill and promote homeownership through infill development and housing rehabilitation. Staff does have concerns with the proposed density, however, staff would recommend the proposed land use change with lesser density.

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.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017183

Current Zoning: “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District to allow up to 20 Apartment Units, 8 Artist Studios, and an Art Gallery

Zoning Commission Hearing Date: July 18, 2017