



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-3956

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 6/3/2021

**Title:** PLAN AMENDMENT CASE PA-2021-11600031 (Council District 2): Ordinance amending the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Low Density Residential" to "Low Density Mixed Use" on Lot 1, Block 2, NCB 992, located at 429 East Carson. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700081)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2021-06-03-0410

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment PA-2021-11600031  
(Associated Zoning Case Z2021-10700081)

**SUMMARY:**

**Comprehensive Plan Component:** Government Hill Neighborhood Plan

**Plan Adoption Date:** October 2010

**Current Land Use Category:** "Low Density Residential"

**Proposed Land Use Category:** "Low Density Mixed Use"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 12, 2021

**Case Manager:** Lorianne Thennes, Planner

**Property Owner:** Tobin City Partners, LLC

**Applicant:** Patrick Christensen

**Representative:** Patrick Christensen

**Location:** 429 East Carson

**Legal Description:** Lot 1, Block 2, NCB 992

**Total Acreage:** 0.1631 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 34

**Registered Neighborhood Associations within 200 feet:** Government Hill Alliance Neighborhood Association

**Applicable Agencies:** Office of Historic Preservation

**Transportation**

**Thoroughfare:** East Carson Street

**Existing Character:** Collector

**Proposed Changes:** None

**Thoroughfare:** Muth Street

**Existing Character:** Local

**Proposed Changes:** None

**Public Transit:** There is one VIA bus route within walking distance of the subject property.

**Route:** 20

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Government Hill Neighborhood Plan

**Plan Adoption Date:** October 2010

**Plan Goals:**

Low Density Mixed Use “provides a mix of low intensity residential and commercial uses.”

Low Density Residential “should not exceed 9 dwelling units per acre.”

**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. Recommended development densities in Low Density Residential areas should not exceed 9 dwelling units per acre. The plan acknowledges that medium density uses that have historically existed in the neighborhood can remain; however the conversion of existing single-family homes into medium density units is discouraged. Lower-impact community uses such as schools, religious assemblies, parks and community centers can be included in this category and should be centrally located for convenient neighborhood access.

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

**Land Use Category:** “Low Density Mixed Use”

**Description of Land Use Category:** Provides a mix of low intensity residential and commercial uses. May be

located in adjacent lots or integrated in one structure. The mix of uses within a block or building should promote compatibility between commercial and residential uses Shared parking located to the rear of structures, limited curb cuts and monument signs encouraged. Building and architectural design of a mixed use development should stress quality, including open space, landscaping, and a safe, attractive, and pedestrian and bicycle friendly environment. Examples include professional/personal services, shop front retail with restaurants, cafes, and gift shops.

**Permitted Zoning Districts:** R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-18, NC, C-1, IDZ, TOD, MXD, UD, O-1, FBZD

**Land Use Overview**

Subject Property

**Future Land Use Classification:** “Low Density Residential”

**Current Land Use Classification:** Three dwelling units

**Direction:** North

**Future Land Use Classification:** “Low Density Residential”

**Current Land Use Classification:** Single and multi-family dwellings

**Direction:** East

**Future Land Use Classification:** “Low Density Residential”

**Current Land Use Classification:** Single and multi-family dwellings

**Direction:** South

**Future Land Use Classification:** “Low Density Residential”

**Current Land Use Classification:** Single and multi-family dwellings

**Direction:** West

**Future Land Use Classification:** “Low Density Residential”

**Current Land Use:** Single-family dwellings

**FISCAL IMPACT:** None

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

The property is not within a regional center but is within a premium transit corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Planning Commission (11-0) recommend Approval.

The applicant is seeking a Plan Amendment to “Low Density Mixed Use” to rezone to "IDZ-1" Limited Intensity Infill Development Zone District with uses permitted for three (3) dwelling units. The three (3) residential units have been in the same footprint since 1943. Typically, the land use could remain the same as well as the base zoning district and the additional units could be addressed with a Conditional Use, however the “IDZ-1” is needed to resolve existing building footprint encroachments.

The proposed “Low Density Mixed Use” is appropriate for the subject property and would essentially allow the continued use of the property as three (3) dwelling units.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Government Hill Neighborhood Plan, as

presented above.

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

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2021-10700081

**Current Zoning:** "R-6 HS AHOD" Residential Single-Family Historic Significant Airport Hazard Overlay District

**Proposed Zoning:** "IDZ-1 HS AHOD" Limited Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted for three (3) dwelling units

**Zoning Commission Hearing Date:** May 18, 2021