



# City of San Antonio

## Agenda Memorandum

**File Number:** 18-2598

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**Agenda Item Number:** P-1.

**Agenda Date:** 5/17/2018

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 18038

(Associated Zoning Case Z2018125)

**SUMMARY:**

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

**Plan Adoption Date:** September 20, 2001

**Plan Update History:** August 11, 2010

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

**Proposed Land Use Category:** "Medium Density Residential"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** March 14, 2018

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** 808 East Carson, LLC

**Applicant:** Peggy Brimhall

**Representative:** Peggy Brimhall

**Location:** 808 East Carson Street

**Legal Description:** Lot 2, Block 2, NCB 1266

**Total Acreage:** 0.2662

**Notices Mailed**

**Owners of Property within 200 feet:** 22

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

**Applicable Agencies:** Office of Historic Preservation

**Transportation**

**Thoroughfare:** East Carson Street

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Thoroughfare:** Pierce Avenue

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** VIA bus route 20 is within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

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

**Plan Adoption Date:** September 20, 2001

**Update History:** August 11, 2010

**Plan Goals:** Goal: Conserve, rehabilitate and/or replace (if necessary) 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. 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:** “Medium Density Residential”

**Description of Land Use Category:** Medium Density Residential includes a variety of detached or attached dwellings, including single-family homes, townhomes and zero lot line configurations, duplexes, triplexes, and fourplexes. Recommended development densities in Medium Density Residential should not exceed 18 dwelling units per acre. This form of development should be located along collectors, or residential roads, and can serve as a buffer between low density residential and more intense land uses like commercial. This classification includes certain non-residential uses such as schools, religious assemblies, parks and community centers that are centrally located for convenient neighborhood access.

**Permitted Zoning Districts:** “R-3”, “R-4”, “R-5”, “R-6”, “RM-4”, “RM-5”, “RM-6”, “MF-18”

**Land Use Overview**

**Subject Property**

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Vacant Lot

Direction: North

**Future Land Use Classification:**

“Public Institutional”, “Low Density Residential”, “Medium Density Residential”

**Current Land Use Classification:**

Church, Single-Family Residence, Apartments

Direction: East

**Future Land Use Classification:**

“Low Density Residential”, “Medium Density Residential”

**Current Land Use Classification:**

Single-Family Residence, Apartments

Direction: South

**Future Land Use Classification:**

“Low Density Residential”, “Medium Density Residential”

**Current Land Use Classification:**

Single-Family Residences

Direction: West

**Future Land Use Classification:**

“Low Density Residential”,

**Current Land Use:**

Duplex, Single-Family Residences

**FISCAL IMPACT:**

None.

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

The property is not within a Regional Center. The property is within a ½ of a mile of the New Braunfels Avenue Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff and Planning Commission (8-0) recommend Approval.

The proposed land use amendment from “Low Density Residential” to “Medium Density Residential” is requested in order to rezone the property from “R-6 H” Residential Single-Family Government Hill Historic District to “RM-4 H” Residential Mixed Government Hill Historic District. The Government Hill neighborhood includes a wide variety of future land use designations to include “Low Density Residential”, “Medium Density Residential”, “Public Institutional”, and “Mixed Use”. The requested “Medium Density Residential” is consistent with the neighborhood and the goals and objectives of the Government Hill Neighborhood Plan.

Relevant Goals and Objectives of the Government Hill Neighborhood Plan:

- Goal: Conserve, rehabilitate and/or replace (if necessary) housing stock.
- Objective: To develop a housing preservation strategy to stabilize and improve the real estate values.

- Goal: Redevelop and revitalize the neighborhood.
- Objective: To encourage and support any revitalization and redevelopment efforts consistent with this plan.

**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: Z2018125**

Current Zoning: “R-6 H AHOD” Residential Single-Family Government Hill Historic Airport Hazard Overlay District

Proposed Zoning: “RM-4 H AHOD” Residential Mixed Government Hill Historic Airport Hazard Overlay District

Zoning Commission Hearing Date: March 20, 2018