



# City of San Antonio

## Agenda Memorandum

**File Number:** 19-1313

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**Agenda Item Number:** P-4.

**Agenda Date:** 1/17/2019

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment PA-2018-900016  
(Associated Zoning Case Z-2018-900023)

**SUMMARY:**

**Comprehensive Plan Component:** Arena District/Eastside Community Plan

**Plan Adoption Date:** December 4, 2003

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 19, 2018

**Case Manager:** Marco Hinojosa, Planner

**Property Owner:** Henneke Financial Group LLC

**Applicant:** Ziga Architecture Studio PLLC

**Representative:** Ziga Architecture Studio PLLC

**Location:** 133 Vine Street

**Legal Description:** Lots 45 through Lot 52 and the East 17 Feet of 44, Block 15, NCB 1597

**Total Acreage:** 0.6817

**Notices Mailed**

**Owners of Property within 200 feet:** 43

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

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Vine Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are not within walking distance of the subject property. Routes served: NA

**Thoroughfare:** South Gevers Street

**Existing Character:** Collector

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are not within walking distance of the subject property. Routes served: NA

**Comprehensive Plan**

**Comprehensive Plan Component:** Arena District/Eastside Community Plan

**Plan Adoption Date:** December 4, 2003

**Plan Goals:**

1. Redevelopment Goals over the next 10-15 years
  - 1.1 New home construction - 25-50 homes per year
2. Land Use Guiding Principles
  - 2.1 Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations
  - 2.2 Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment

**Comprehensive Land Use Categories**

**Land Use Category:** “Medium Density Residential”

**Description:**

Medium Density Residential includes small lot single-family development, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. Exhibiting a medium density, this category provides for a diversity of residential development while still maintaining an overall urban residential character. Typically, Low Density Residential uses are found within this classification, and should be located in the center of the neighborhood, with Medium Density Residential being located at the edges of the neighborhood.

**Recommended Zoning District:**

R-3, Residential Single Family; R-4, Residential Single Family; R-5, Residential Single Family; R-6, Residential Single Family; RM-4, Mixed Residential; RM-5, Mixed Residential; RM-6, Mixed Residential

**Sample Allowable Uses:**

Single family homes, accessory dwellings, duplexes, three and four family dwellings, cottage homes and townhomes

**Comprehensive Land Use Categories**

**Land Use Category:** “Mixed Use”

**Description:**

Mixed Use provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian oriented environment where people can enjoy a wide range of fulfilling experiences in one place. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node. Mixed Use should be located at the intersection of a collector and arterial street, two arterial streets, or where an existing commercial area has been established. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Mixed use evolves from surface parking for cars to a multi-modal transportation system relying on transit, centralized parking, pedestrian linkages, and an option for light rail transit service. Buffer yards provide a landscaped separation between residential and commercial uses, and for all off-street parking areas and vehicle uses areas. Mixed Uses include those in the Commercial and Residential categories and including low, mid and high-rise office buildings and hotels. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small storefront retail establishment (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retails shops, hair salons, day care, drug stores, etc.) and residential uses (live/work units, small apartment buildings, townhomes, etc.) A Mixed Use Town Center provides a central civic function with mixed uses incorporated into the peripheral development. A special district should be implemented to provide design standards for Mixed Use development.

**Recommended Zoning District:**

MXD, Mixed Use District; TOD, Transit Oriented Development District; NC, Neighborhood Commercial; C-1, Commercial; C-2, Commercial; O-1, Office District; O-2, Office District; RM-4, Mixed Residential; RM-5, Mixed Residential; RM-6, Mixed Residential; MF-25, Multifamily; MF-33, Multifamily; MF-40, Multifamily; MF-50, Multifamily

**Sample Allowable Uses:**

Mix of uses within same building or development, transit supported mixed use development, Town Centers, low to high rise office buildings that promote mixed uses

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Single-Family Residences

Direction: East

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Single-Family Residence, Office Building, and Vacant Lot

Direction: South

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Single-Family Residences

Direction: West

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use:**

Church and Single-Family Residences

**FISCAL IMPACT:**

None

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

The subject property is located within a half mile of a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff and Planning Commission (9-0) recommend Approval.

The proposed land use amendment from “Medium Density Residential” to “Mixed Use” is requested in order to rezone the property to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for Fifteen (15) Townhomes. This is consistent with the Arena District/Eastside Community Plan’s goal to construct at least 25-50 homes per year and to protect existing neighborhood by providing necessary improvements to enable infill development and redevelopment. The proposed Plan Amendment to “Mixed Use” is a compatible future land use that matches the surrounding properties. Also, the “Mixed Use” future land use classification will allow the opportunity for a mix of residential and commercial uses.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Arena District/Eastside Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2018-900023**

Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for Fifteen (15) Townhomes

Zoning Commission Hearing Date: December 18, 2018