



# City of San Antonio

## Agenda Memorandum

**File Number:** 19-8938

---

**Agenda Item Number:** 10.

**Agenda Date:** 12/11/2019

**In Control:** Planning Commission

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment PA-2019-11600079

(Associated Zoning Case Z-2019-10700275)

**SUMMARY:**

**Comprehensive Plan Component:** Dignowity Hill Neighborhood Plan

**Plan Adoption Date:** December 3, 2009

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 11, 2019

**Case Manager:** Michael Pepe, Planner

**Property Owner:** TSTMann, LLC

**Applicant:** Douglas Miller

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

**Location:** 707 Dawson Street

**Legal Description:** South 104.22 feet of Lot 11, Lot 12 and Lot 13, Block 8, NCB 562

**Total Acreage:** 0.3739

## **Notices Mailed**

**Owners of Property within 200 feet:** 44

**Registered Neighborhood Associations within 200 feet:** Dignowity Hill

**Applicable Agencies:** Fort Sam Houston, Office of Historic Preservation, Solid Waste Department

## **Transportation**

**Thoroughfare:** Dawson

**Existing Character:** Local

**Proposed Changes:** None

**Thoroughfare:** N Hackberry

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None

**Public Transit:** There are VIA bus routes within walking distance.

**Routes Served:** 22, 24, 222

## **ISSUE:**

### **Comprehensive Plan**

**Comprehensive Plan Component:** Dignowity Hill Neighborhood Plan

**Plan Adoption Date:** December 3, 2009

Goals:

Goal 12: Expand neighborhood businesses that are convenient and safe for residents and visitors to easily access and enjoy

5.1.6. Improve and rehabilitate properties including commercial and vacant properties

### **Comprehensive Land Use Categories**

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

#### **Description of Land Use Category:**

High Density Residential Development includes multifamily developments with more than four units, such as apartment complexes, but can also include low density and medium density residential uses. This classification may include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. This form of development should be located along collectors, arterials, or highways, and can serve as a buffer between low or medium density residential land uses and commercial uses. High Density Residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls.

**Permitted Zoning Districts:** R-3, R-4, R-6, PUD, RM4, RM-5, RM-6, MF-18, MF-25, MF-33 & MF-40

**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, RM4, 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:**

“High Density Residential”

**Current Land Use Classification:**

Vacant Apartments

Direction: North

**Future Land Use Classification:**

“High Density Residential”

**Current Land Use Classification:**

Apartments

Direction: East

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single Family Homes

Direction: South

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single Family Homes

Direction: West

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Vacant

**FISCAL IMPACT:**

None

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

The property is not within a regional center but it is within a Premium Transit Corridor.

**STAFF ANALYSIS & RECOMMENDATION:** Staff recommends Approval.

The request to amend this larger site is an appropriate placement of “Low Mixed Use” along Hackberry, an active corridor. “Low Density Mixed Use” will allow the applicant to request “IDZ-2” Medium Intensity Infill Development Zone District with “C-2” Commercial District and a Reception Hall, Party House, or Meeting Facility and develop a small office building. The proposed “Low Density Mixed Use” also provides appropriate transition between the existing “High Density Residential” and “Low Density Residential” to the north and east of the subject property.

**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.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700275**

Current Zoning: "MF-33" Multifamily District

Proposed Zoning: "IDZ-2" Medium Intensity Infill Development Zone District with used permitted in "C-2" Commercial District and a Reception Hall, Party House, or Meeting Facility

Zoning Commission Hearing Date: December 17, 2019